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| <b>A.</b> Call to Order  | Johnny Gardner, Chairman |
| <b>B.</b> Invocation   | Mr. Causey               |
| <b>C.</b> Pledge of Allegiance                                   | Mr. Loftus               |
| <b>D.</b> Public Input (Sign-up Required)                        |                          |
| <b>E.</b> Approval of Agenda Contents                            |                          |
| <b>F.</b> Approval of Minutes: Regular Meeting, January 24, 2023 |                          |
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**G. CONSENT AGENDA**

1. Third Reading – **Ordinance 118-2022** to approve the request of Carl Linton Martin et al to amend the official zoning maps. (Mr. Crawford) (Planning Commission recommends disapproval.)
2. First Reading – **Ordinance 10-2023** to amend the FY 2023 Budget Ordinance so as to recognize various additional revenue and expenditures. (Favorable, Administration Comm)
3. District Board Appointment: April O'Leary to the Stormwater Advisory Committee (Mr. Anderson)

**H. PRESENTATIONS / RESOLUTIONS**

4. **Resolution R-04-2023** recognizing and celebrating the 50-year anniversary of the United Way of Horry County. (Mr. DiSabato)
5. **Resolution R-09-2023** recognizing Lainey Squires and Katie Goff for their compassion and generosity. (Mr. Allen)
6. **Resolution R-72-2022** to select permanent furniture for the multi-purpose room upgrade. (Favorable, Administration Comm)
7. **Resolution R-05-2023** redirecting the expenditure of a portion of proceeds of the county's General Obligation Bonds, Series 2022A, and other matters related thereto. (Favorable, Administration Comm)
8. **Resolution R-06-2023** redirecting the expenditure of a portion of proceeds of the county's General Obligation Bonds (Horry County Fire Protection District), Series 2202B; and other matters related thereto. (Favorable, Administration Comm)
9. **Resolution R-07-2023** authorizing the transfer of funds from the Public Safety Software Project to the Capital Improvement Plan General Inflation Contingency. (Favorable, Administration Comm)
10. **Resolution R-08-2023** to designate projects under the Horry County American Rescue Plan Act framework and authorize the transfer of funds from the tax billing software project to the VA Nursing Facility land purchase. (Favorable, Administration Comm)
11. **Resolution R-10-2023** to revise the Horry County Employment Guidelines. (Favorable, Administration Comm)

**I. READING OF ORDINANCES**

12. Third Reading – **Ordinance 133-2022** to approve the request of Thomas & Hutton, agent for Archie Howell Jr., et al, to amend the official zoning maps. (Mr. Loftus)
13. Second Reading and Public Hearing on the following Ordinances to approve the request to amend the official zoning maps:  
**Ord 01-2023** Benjamin DeLamar, agent for Mykayla Melton (Mr. Hardee)  
**Ord 02-2023** DDC Engineers, agent for Blackwater LLC (Mr. Allen)  
**Ord 03-2023** James Fowler & Edwin Salley (Mr. Allen)  
**Ord 04-2023** Amber Ayers, agent for Ashwood Holdings LLC (Mr. Allen)  
**Ord 05-2023** Anita & Neil Seubert (Mr. Allen)
14. Second Reading - **Ordinance 06-2023** to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan for PINs 27402010003 & 27402010004 to Scenic & Conservation. (Affiliated with Ord 03-2023)

**J. MEMORIAL DEDICATIONS:**

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

Council Meetings  
Feb 7 & 21, 6pm

I&R Committee  
Feb 14, 9am

Public Safety Committee  
Feb 14, 2pm

Administration Committee  
Jan 31, 1pm

**L. EXECUTIVE SESSION:** The position of the County in adversarial situations involving the assertion of a claim; the receipt of legal advice relating to a pending, threatened, or potential claim, or other matters covered by the attorney-client privilege.

15. **VOTE** directing the administrator to initiate the appeal process as discussed in Executive Session.

**ADJOURN**



**MINUTES  
HORRY COUNTY COUNCIL  
REGULAR MEETING  
County Council Chambers  
January 24, 2023  
6:00 p.m.**

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

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Pat Hartley; Steve Gosnell; Arrigo Carotti; Randy Webster; David Gilreath; David Jordan; Barry Spivey; and Mikayla Moskov.

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

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

**INVOCATION:** Mr. Hardee gave the invocation.

**PLEDGE:** Mr. DiSabato led in the pledge.

**PUBLIC INPUT:**

**Ms. Patricia Milley** spoke regarding protecting open space from developers. She stated she had two points to make that night on open space. First, she understood they had a permit that allowed 18 feet of open space to be left around a development and the developer made a mistake and it accidentally all got cut down. That upset her. She thought that if a developer was competent to build a development, if he can't keep up with his trees, they should take the permit away. She was asking that on future permits for developers if they cut down trees that are designated open space they lose their permit for that development. That would stop it because you don't make a mistake and cut down 18 feet of trees all the way around the development. The second point goes back to old developments. She was 83 years old and before she died she wanted to see the open space in Horry County protected. That was her goal. She presented a slide of a plat of Quail Creek Village that contained an open space in the middle and gave the history of how that open space was sold at a tax sale to Mr. Ron Teague and then to Mr. Santino. Why was the open space labeled R4? There should never be a house on an open space. She presented a slide of a letter from Ms. Rennie Mincey from April 25, 2000 stating that this particular open space was restricted to open space use only. They had noted in their computer that this piece of property was designated as open space and no permits for construction are to be issued. This property was labeled R4 along with the two pieces on either end of it. She wanted to know what was going to happen to that open space. The trees that were around the property protected her property from hurricanes and now they were gone. What would happen to the remaining trees? How were they going to be protected? There should never be a house on either end of it. That should be changed. They needed to fix the open space in Horry County so that it cannot be R4. It should be something to designate it and they need to protect the trees. The children need a woods to play in.

**Ms. Liliana Tschanett** spoke regarding SBA Disaster Assistance – Hurricane Ian. She represented the US Federal Government and was there with the SBA Disaster Assistance helping the residents of Horry County, Charleston and Georgetown that had been impacted by Hurricane Ian. She had been trying to make this information available to everybody because help was still available to businesses, non-profit organizations, with up to \$2 million from the federal government economic impact from Hurricane Ian. These were not regular loans. They were disaster assistance loans so once a Presidential Declaration was given in an area impacted by a natural disaster these loans were made available. To date they had disbursed more than \$1.644 million in total. That was not just for Horry County but the whole declaration. FEMA had actually referred to them 5,209 cases for homes from which 91% had already been processed. 1,172 business applications had been referred to them from FEMA of which 92% had been processed. She urged them to make this information available to their constituents and residents. It might help economically impacted businesses in the long run. This assistance was available until August 21, 2023 and it could be applied for online.



**Mr. James Madaras** spoke regarding the Ride 4 projects. He had listened to the online Ride IV Advisory Committee meetings and he was aware that recommendations for prioritized projects for presentation to the Ride IV Commission was planned for April of this year. All of the Ride IV recommendations had a cost. Those associated costs would add up very quickly. If the Ride IV recommendations were anything like those of Ride III there won't be anywhere near enough money potentially available to address these vital projects. The previous week at the Carolina Forest Civic Association meeting there were numerous comments suggesting that Horry County needed to find additional funding sources for Ride IV. He understood that it was very difficult and not politically popular to make recommendations and decisions that involve more revenue but somehow this situation needed to be addressed. His family was not born or raised in Horry County. Horry County had been their home for quite a while and they had repeatedly visited most of all of Horry County to become familiar with the identity of each district. Since they had been residents he had heard it said that those who aren't originally from here shouldn't have the same voice. When he was in the military they didn't selectively say what person or persons were most important. Everybody was important. Horry County was a very special and important place for them all. Development in Horry County was occurring at a pace of The Jetsons while the infrastructure was trying to catch up at the pace of The Flintstones. Ride IV was going to need a lot of money. Please help solve this vital situation.

**Public input was closed.**

**APPROVAL OF AGENDA CONTENTS:** **Mr. DiSabato** moved to approve, seconded by **Mr. Loftus**. The agenda contents was unanimously passed.

**APPROVAL OF MINUTES:** Regular Meeting, January 10, 2023: **Mr. DiSabato** moved to approve the minutes of the Regular Meeting, January 10, 2023, meeting minutes, seconded by **Mr. Howard**. The motion was unanimously passed.

**APPROVAL OF CONSENT AGENDA:** **Mr. DiSabato** moved to approve the agenda contents, seconded by **Mr. Howard**. The motion was unanimously passed. The consent agenda consisted of the following:

Third Reading – **Ordinance 137-2022** to amend Section 17.46 of Division 2 of Article III of Chapter 17.7 of the County Code pertaining to flood prevention / grading requirements.

Third Reading – **Ordinance 138-2022** to add the St. Peter Missionary Baptist Church and Salem A.M.E. Church to the Horry County Historic Property Register.

Third Reading – **Ordinance 139-2022** to amend the Zoning Ordinance of the County Code pertaining to parking & maneuvering room.

Third Reading – **Ordinance 147-2022** approving & authorizing the county administrator to execute lease agreements with United Community Bank of certain real property located in Conway, SC.

Third Reading on the following Ordinances to approve the request to amend the official zoning maps:  
**Ord 149-2022** Sarah Pringle; and **Ord 150-2022** Harry Wilson, Jr.

First Reading on the following Ordinances to approve the request to amend the official zoning maps:  
**Ord 01-2023** Benjamin DeLamar, agent for Mykayla Melton; **Ord 02-2023** DDC Engineers, agent for Blackwater LLC; **Ord 03-2023** James Fowler & Edwin Salley; **Ord 04-2023** Amber Ayers, agent for Ashwood Holdings LLC; and **Ord 05-2023** Anita & Neil Seubert.

First Reading - **Ordinance 06-2023** to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan for PINs 27402010003 & 27402010004 to Scenic & Conservation. (Affiliated with Ord 03-2023)

Approval of the Arcadian Shores Special Tax District appointment of Board of Commissioners: Fred Harris, Mark Gooch, Paul Benik, Barry Meadows, and Shawn Kelly.



## PRESENTATIONS / RESOLUTIONS:

Mr. Causey stated that there had been some talk around the community that they had forgotten about Highway 90. That they started this committee and had a few meetings and that was the end of it. That was why they had asked for this update that night to get it out. He thought it would be the best venue for everyone to hear what was going on. They had not forgotten about Highway 90 he could assure them. Their hands were somewhat tied being it was a DOT highway so they were restricted a lot there. They did need help from the state on funding but they were moving forward with some things and Mr. Gilreath would let them know where they were at.

**Progress Update on Highway 90 Projects.** Mr. Gilreath said it was somewhat like trying to pull the teeth out of a chicken. They had met twice. They had not met in about 12 months or so. It was a Highway 90, Highway 905, and Conway Perimeter Road Subcommittee out of the I&R Committee that was working through this. As a brief update he would walk them through some of the major items they had discussed at these meetings. Not all of them, some of those had been addressed and they were more on the minor side so he wouldn't rehash all of that. He presented a PowerPoint presentation as an update.

The Highway 90 Corridor study contract had been signed. It took a bit to get through some of the state agencies for that to happen but it had been signed recently and there was a kickoff meeting scheduled for February 10<sup>th</sup>. It was a one yearlong study. There was a slight chance that it comes in slightly less than that but he didn't want to over promise. The results would not be available for the Ride IV Advisory Committee but they should be available for the Ride IV Commission as required by state law. The hope of that was they would come back with a recommended project limit that they could incorporate into Ride IV. As mentioned in public input they didn't have enough money to build all of it. They had some recent data from the DOT that indicated these sections would be around the \$200 million mark so they were significant. They were more than what they had forecast. They were looking out into the future. It was going to be a very expensive project.

He referred to traffic signals and stated when you install a traffic signal it had to meet the warrants that the SCDOT sets because it was their highway and they didn't want to put signals where they were not needed so they had what they called warrants. The warrants had to be met before they can have those installed. They had worked with them and they had consented to allow certain numbers in certain locations in order to create platoons of cars so that there were gaps between the cars which allowed the side traffic to get in and out. They had accommodated them so far and they were in the process of installing the first one at East Cox Ferry Road and Highway 90. The preliminary design had been done. Right-of-way had been the issue. They had been negotiating with the property owner and that had not been fruitful thus far so they were going to continue to pursue that in a more immediate way shortly. He hoped that would be installed by summer. The Horry County Solid Waste Authority entrance was the next one. They were looking for places that they don't have to go in and create a widening project. Widening projects were extremely expensive. Currently they were in the \$3 - \$5 million range depending on the intersection so they were trying to find those locations that they don't have to do that. These locations do not require any geometry changes. They don't have to add any more asphalt so Horry County Solid Waste Authority entrance was next. It was needed because of the density of truck traffic that goes in and out of there but it also was another spaced opportunity to insert those platoons in the traffic. For the Highway 22 east bound ramps entrance there was a developer that was working with the DOT and they did not know the timing of that so he didn't know when that was coming but that would be another (inaudible) and that didn't cost them anything.

Street lights was one of the more common requests in these meetings. They had installed two at Sea Mountain Highway and one at St. Joseph Road on the north end. They had pending installations at International Drive and Horry County Solid Waste Authority entrance. The slower part of these pending installations is DOT would require certain things for safety so they were going to require a photometric study to be done for these locations to be installed. They had tried to work around that but it did seem that that was going to happen. Future locations was something they would have to talk about from a budgetary standpoint. Lighting was not necessarily cheap. Some locations it was cheap and places like Hwy 22 ramps at the interchanges, to light the ramps themselves was going to be somewhere conservatively around \$800,000. That was a lot of money. They had to bring power to the location. They had to bring it under the bridges and then they had to have it installed. It was about a \$30,000 annual estimated cost. They were required to be owned and maintained by the county so it was not something that... DOT does not do lighting projects around the state. Typically the local municipality or governmental



entity... They had more than 20 of these locations around the county. If they did that here they were going to do that there so they had to be careful in how they do that in a judicious manner so if they do that that math was fairly quick and easy. It was easy math and something they would have to consider from a budgetary standpoint.

He then referred to water and sewer capacity. There was a concern on Hwy 90 that there was not enough water pressure to provide water for all of the new development that was coming. They had spoken with Grand Strand Water and Sewer. Typically that was a restriction of the taps that were inserted into the water mains. Typically it served 2 homes so if those 2 homes happen to be running a lot of showers and sprinkler systems at the same time those 2 homes were going to experience lower water pressure but that was not an indication of the performance of the water mains. Water mains had been tested and they told them that all the ones they had tested were fire flow rated and they were adequate and sufficient. Typically water was not one of the limitations in this county, at least on the eastern portion of the county. Flooding had been a big concern. The Army Corps of Engineers was in a 3 year study to determine what, if, and to what extent they can affect flooding in Horry County. Riverine flooding, they had told them over time they can't fix riverine flooding. They were just trying to live with it in a better way. They were trying to find anything and everything and what possible solutions there were for flooding. That was in its 4<sup>th</sup> or 5<sup>th</sup> month so that was ongoing. It was intense and they meet every Wednesday at 10:00. They had passed a new flood ordinance to increase the freeboard requirements and for Highway 90's sake and other things they had created what was called compensatory storage so that if you fill in a flood plain you had to excavate from the flood plain so they were net neutral. The river clean-up had been done that was funded through state funding. They administered the contract and finished that. They cleaned the Waccamaw River from one county line to the state line in its entirety.

He then touched on elevation issues. This was one of the more problematic issues and this was for Hwy 90 and Hwy 905. Tilly Swamp, Jones Big Swamp, and Steritt Swamp were the challenges. In Hurricane Florence there was flooding that created an island. They could solve that potentially by elevating the section at Tilley Swamp. Construction had become extremely expensive. If they chose to do that, they had looked at these more of a mid-term solution. They looked at short term which was the lighting and traffic signals. The mid-term which may be elevating some of these sections and then the long term which was improving larger portions of the road. They can do that. They would have to identify the funding. It was likely a \$20+ million maybe \$30 million project. They don't know. It would be for planning purposes a 6 year planning and permitting process for that. Council had to figure out if that was worth that investment of time for the cost benefit. Also on Highway 905 you had the Kingston Lake. They were asked to look at that. That had the unfortunate combination of a railroad at grade crossing so anything they do to the road affects the railroad. Railroads don't like hills. They like things very gradual so anything they do to the road had to affect the railroad which affects the bridge. Basically you wind up installing what in effect would become a bridge for just about 1 mile. It was literally probably an \$80 - \$120 million project to fix that. The Simpson Creek was a long flat crossing of the swamp. They had initiated a study of the Simpson Creek to find out if they could install benching and/or some regional stormwater ponds to attenuate and mitigate some of that flooding along there. That would help other things other than Highway 905. That was ongoing having been kicked off in the last couple of weeks. Those were very expensive projects that they would have to deal with. For development pressure they had passed a resolution that basically there would be no subdivisions between Hwy 22 and Hwy 501. The current pavement condition at the time was not as good. Hwy 90 was in need of resurfacing. SCDOT had completed that project. They had resurfaced it basically in its entirety. The other part of this committee was the Conway Perimeter Road. The design was complete. It was in the permitting stage and right-of-way acquisition stage and was ongoing. They expect to go to bid in the spring of 2024.

Mr. Causey referred to the money that came down from the state last year in their budget, \$900,000, and asked if he was able to find out... Mr. Gilreath replied that came through South Carolina Parks and Recreation Tourism. He was not sure they had that money. It had been ear marked for Horry County that had been termed as tourism congestion relief. It was for the county but they did not have those dollars yet. That was not abnormal.

Mr. Allen stated about a week ago he drove the length of the highway. It was the first time he had in a while and they really did a good job out there. He thought it improved that road a lot with the resurfacing and the markings.



Mr. Gilreath stated the DOT had committed to doing some signage and striping enhancements at Hwy 22 because there were some dark areas out there where they were looking at lighting. As he understood they had installed the wider lines since they resurfaced. They did put in an enhanced extra two inch wide line. He did not know if they had completed the signage yet.

#### **READING OF ORDINANCES:**

Ordinances pertaining to PBV Conway-Myrtle Beach LLC (Project Cook): (Favorable, Administration Comm)

Third Reading and Public Hearing - **Ordinance 140-2022** to authorize and approve the execution and delivery of a Fee Agreement between Horry County and PBV Conway-Myrtle Beach LLC; providing for the payment of a fee-in-lieu of taxes and the provision of special source revenue credits; and to provide for other matters related thereto.

Third Reading and Public Hearing - **Ordinance 141-2022** to authorize & approve an agreement for the development of a joint industrial and business park by and between Horry County and Marion County with property located in Horry County (Palmetto Coast Industrial Park) ; to authorize and approve an Intergovernmental Agreement by and between Horry County and the City of North Myrtle Beach with respect to such park; to require the payment of a fee-in-lieu of ad valorem taxes by businesses & industries located in the park; to apply zoning & other laws in the park; to provide for the law enforcement jurisdiction in the park; to provide for the distribution of park revenues within Horry County.

**Mr. DiSabato moved to approve the two above-referenced ordinances, seconded by Mr. Allen. There was no public input.** Mr. Carotti stated that Council was voting on the amended version which was in the materials. **The main motion as amended passed unanimously.**

Ordinances pertaining to Loris Commerce Center (Favorable, Administration Comm)

Third Reading and Public Hearing - **Ordinance 142-2022** to amend Section 6 of Ordinance 113-16 relating to the distribution of revenue generated from the Loris Commerce Center pursuant to the agreement for the development of a joint industrial & business park by and between Horry County and Georgetown County so as to, among other things, further provide for the distribution of revenue to the City of Loris; providing for the addition of certain properties to the joint industrial & business park; authorizing the execution & delivery of an amended & restated park agreement between Horry County & Georgetown County; and other matters relating thereto.

Third Reading and Public Hearing - **Ordinance 143-2202** to authorize & approve a 2023 Intergovernmental Agreement between the City of Loris and Horry County relating to the Loris Commerce Center so as to, among other things, set out how certain economic development incentives may be used for projects locating in the Loris Commerce Center.

**Mr. DiSabato moved to approve the two above-referenced ordinances, seconded by Mr. Howard. There was no public input. The main motion as amended passed unanimously.**

Third Reading and Public Hearing - **Ordinance 144-2022** to authorize & approve an agreement for the development of a joint industrial & business park by and between Horry County & Georgetown County with property located in Horry County (Horry County Multi-Use Sports & Recreational Complex); to require the payment of a fee-in-lieu of ad valorem taxes by businesses and industries located in the park; to apply zoning and other laws in the park; to provide for law enforcement jurisdiction in the park and to provide for the distribution of park revenues within Horry County. **Mr. DiSabato moved to approve, seconded by Mr. Howard. There was no public input. The motion passed unanimously.**



Second Reading and Public Hearing – **Ordinance 118-2022** to approve the request of Carl Linton Martin et al to amend the official zoning maps. **Mr. Crawford moved to move forward to third reading, seconded by Mr. Servant. There was no public input. The motion passed unanimously.**

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

**Ord 07-2023** Wayne Zimmerman, agent for Sinh Tran. **Mr. Masciarelli moved to bring to a vote, seconded by Mr. DiSabato.** Mr. Masciarelli stated he moved to deny. Chairman Gardner stated they had a motion and a second. The discussion was he was asking that it not be voted for approval. **The motion failed unanimously.**

**Ord 08-2023** Skies The Limit LLC. **Mr. Causey moved to approve, seconded by Mr. DiSabato.** Mr. Causey stated he would be voting no on this. **The motion failed unanimously.**

**Ord 09-2023** Galacia Renovations LLC. **Mr. Causey moved to approve, seconded by Mr. DiSabato.** Mr. Causey stated he would be voting no on this. **The motion failed unanimously.**

#### **OLD / NEW BUSINESS:**

Election of Council Vice Chairman. **Mr. DiSabato stated that he nominated Gary Loftus as the next Vice Chairman, seconded by Mr. Servant. The motion passed unanimously.**

Mr. DiSabato stated that he had an employee who had a tragic loss the past weekend. She and her husband were helped tremendously by a Horry County police officer with the last name of McClain who was working at the airport on the 14<sup>th</sup> of January. A lot of times all they hear is the negative about the police department but this guy was a guardian angel to this family. He didn't know what they could do to congratulate him or give him some sort of accommodation but based on the stories he heard from this mother who lost her child this guy was a savior for that family that day. He would just like to have him recognized for that. Mr. Webster stated he would find out for sure and they would be more than happy to see if they could... Mr. DiSabato stated she only remembered his last name when he saw her at the wake and funeral but he thought she gave the officers full name to Jimmy Richardson who was aware of the situation as well if that helped in trying to track down who this police officer was. Mr. Webster stated he would definitely do that and see if they could bring him to Council to be recognized. Mr. DiSabato said he wanted him recognized. Sure that was great but when their officers go above and beyond he thought they needed to be recognized. Mr. Webster replied yes and he thanked him for that and said he would make sure.

Chairman Gardner stated speaking of Mr. DiSabato who had done a great job in the past on public safety, public safety issues. He wanted to be on administration and he was on administration but he made a mistake last time they were there and double dipped him and was trying to correct the record. He thanked Mr. DiSabato for his service on the administration committee.

**MEMORIAL DEDICATION:** Dusten Juel; Stephen Stec; Rickey Ray Doyle; Ronnie W. Todd; Edward Grainger; and Arthur Ravenel.

Chairman Gardner announced that that day was a sad day for him and probably all of County Council. This was their Clerk to Council's last meeting. He had said no he didn't want her leaving but she was leaving anyway. He was not the only one up there that would probably say they could not do this job without her. The things that she does to get them ready for the meeting he could not list them all, The things that she does while he was there, they see it, she keeps the meeting running and he was going to miss her. He could not let the meeting go without saying something. He then thanked Ms. Hartley and she received a standing ovation.

Mr. Allen stated he had served on Council and this would be his 17<sup>th</sup> year. During his first year he stumbled a little bit and if it wasn't for Ms. Hartley he would have been in trouble. A lot of trouble. A couple of years after that he was out flying in the mid-west and he faced timed her on the phone. He said good morning Pat and she said where are you. He told her and she said you hang this phone up and when you land you call me. Shortly after that he came up with the name Mama Bear because you don't mess with mama bear and you don't mess with her cubs. He told her he loved her and thank you.



Mr. Loftus said he had been there 15 years and there was no way he could have gotten through the years without Mama Bear. He thanked her for everything.

Mr. Hardee said when he came on Council, he had known Ms. Hartley for several years before he had gotten there, the one thing that he was told, not just by one but several, if you can't get along with Pat go ahead and resign because you were not going to make it. He just wanted to thank her for what she had done for Council and the county.

Mr. Howard thanked Ms. Hartley. She had been a good leader and he couldn't have done it himself being new to government. She took him by the hand and showed him the way and it had paid off and he just wanted to thank her. He told her thank you very much.

**UPCOMING MEETINGS:** Council meetings – Feb 7 & 21, 6:00 p.m.; I & R Committee – Feb 14, 9:00 a.m.; Public Safety Committee – Feb 14, 9 a.m.; Administration Committee – Jan 31, 1:00 p.m.

**EXECUTIVE SESSION:** None.

**ADJOURNMENT:** With no further business, Mr. Servant moved to adjourn at approximately 6:40 p.m. The motion was unanimously passed. The meeting was adjourned in memoriam of: Dusten Juel; Stephen Stec; Rickey Ray Doyle; Ronnie W. Todd; Edward Grainger; and Arthur Ravenel.

#### HORRY COUNTY COUNCIL

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Johnny Gardner, Chairman

Jenna L. Dukes, District 1	Bill Howard, District 2
Dennis DiSabato, District 3	Gary Loftus, District 4
Tyler Servant, District 5	Cam Crawford, District 6
Tom Anderson, District 7	Michael Masciarelli, District 8
R. Mark Causey, District 9	Danny Hardee, District 10
Al Allen, District 11	

Attest:

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Clerk to Council



COUNTY OF HORRY )  
STATE OF SOUTH CAROLINA )

Ordinance 118-2022

**AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE A 0.64 ACRE PORTION OF PIN 44009010002 FROM RESIDENTIAL (SF40) TO RESIDENTIAL (SF20)**

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

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

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

**WHEREAS**, Horry County Council finds that the request to rezone the property from Residential (SF40) to Residential (SF 20) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**  
Parcel(s) of land identified by PIN 44009010002 and currently zoned Residential (SF40) is hereby rezoned to Residential (SF20) , as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

**AND IT IS SO ORDAINED, ENACTED AND ORDERED** this 7<sup>th</sup> day of February, 2023.

**HORRY COUNTY COUNCIL**

\_\_\_\_\_  
Johnny Gardner, Chairman

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

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

Attest:

\_\_\_\_\_  
Clerk to Council

First Reading: January 10, 2023  
Second Reading: January 24, 2023  
Third Reading: February 7, 2023



# HORRY COUNTY REZONING REVIEW SHEET

## PROPERTY INFORMATION

Applicant	Carl Linton Martin	Rezoning Request #	2022-06-006
PIN #	440-09-01-0002	County Council District #	6 - Crawford
Site Location	Julious Ln in Myrtle Beach	Staff Recommendation	Disapproval
Property Owner	Carl Linton Martin ETAL	PC Recommendation	Unanimous Disapproval
		Size (in acres) of Request	0.64

## ZONING INFORMATION

Current Zoning	SF 40
Proposed Zoning	SF 20
Proposed Use	Residential
Character of the Area	Residential

## LOCATION INFORMATION

Flood Information	AE, Supplemental, & 500-Year
Wetland Information	N/A
Utilities	Public
Fire in miles	1.7 - Station 1 (Career)
EMS in miles	1.7 - Station 1 (Career)

## ADJACENT PROPERTIES

MSF 10	MSF 10	MSF 10
SF 40	Subject Property	SF 40
SF 40	SF 40	SF 40

## COMMENTS

Comprehensive Plan District: Suburban and Scenic & Conservation

Overlay/Area Plan:

**Discussion:** This rezoning request was previously heard at the July 7<sup>th</sup> Planning Commission Meeting. It was unanimously disapproved at Planning Commission. County Council remanded it back to Planning Commission and the applicant decreased the acreage to be rezoned. The applicant is now requesting to rezone a 0.64 acre portion from SF 40 to SF 20 to subdivide the existing home from the remainder of the parent tract. The future land use designation is Scenic & Conservation and Suburban. The Imagine 2040 Comprehensive Plan states "Residential development should have a density between 3-7 gross units per acre within major subdivisions and as small as 6,000 sq ft for individual, single family lots."

The entirety of the parcel is within the AE, Supplemental, & 500-year flood zones.

**Public Comment: 10/6/2022** There was no public input. Carl Martin was present to address questions and concerns.

Proposed Improvements

## TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 24
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	56 / 56
Existing Road Conditions	Private, Unpaved
Rd, Station, Traffic AADT (2020) % Road Capacity	S 616 (Dick Pond Rd), Station 717 17,800 AADT 95-100%

## HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY

	Functional Capacity	2022-2023 ADM	Percent Capacity
Socastee High	1,644	1,618	98%
Forestbrook Middle	1,086	829	76%
Forestbrook Elementary	1,030	873	85%

## DIMENSIONAL STANDARDS

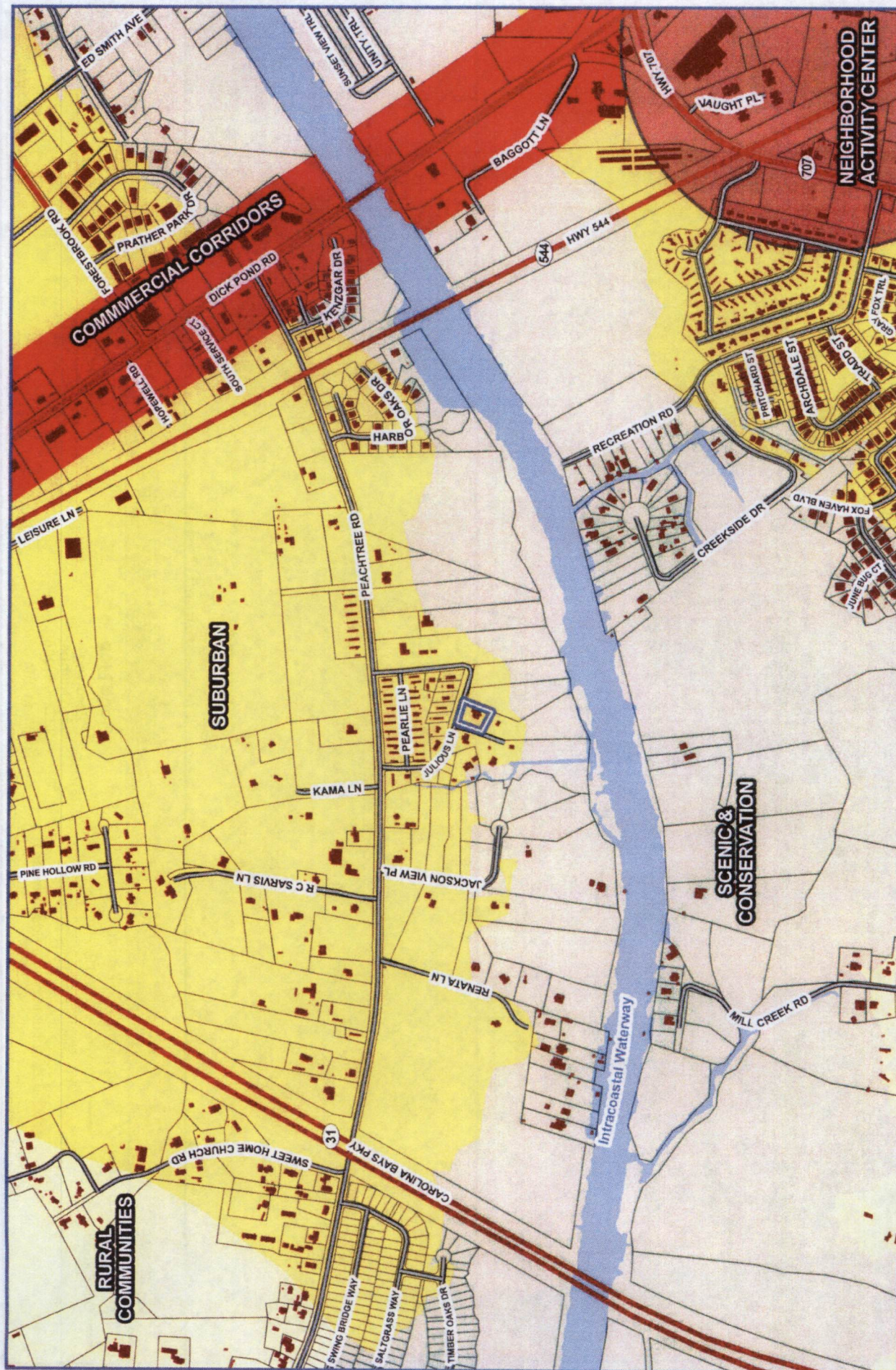
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF 20	SF 40	MSF 10	SF 40		
Min. Lot Size (in square feet)	20,000	40,000	10,000	40,000		
Front Setback (in feet)	40	50	25	50		
Side Setback (in feet)	15	20	10	20		
Corner Side Setback (in feet)	22.5	30	15	30		
Rear Setback (in feet)	25	30	15	30		
Bldg. Height (in feet)	35	35	35	35		

Energy #: 57827 Advertisement & Mailout Date : 6-16-2022 Date Posted: 6-16-2022 # Property Owners Notified: 28 Report Date: 6-9-2022 BY: GEH



[illegible]





**Future Land Use Map**

Rezoning  
Case Number  
2022-06-006  
Rezoning 0.64 acres  
from SF 40 to SF 20

HC Government

0 500 1000 Feet

N

**Parcel for Consideration**

**Parcel Boundary**

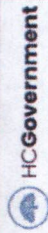
**Structure**

**Waterbody**

**Major Road**

**Other Road**



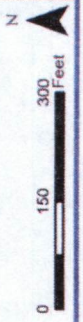


### Aerial Map

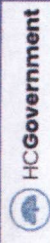
Rezoning  
Case Number  
2022-06-006  
Rezoning 0.64 acres  
from SF 40 to SF 20

Parcel for Consideration

Other Road







### Flood Map

Rezoning  
Case Number  
2022-06-006  
Rezoning 0.64 acres  
from SF 40 to SF 20

- Supplemental Flood Zone
- Preliminary Base Flood Elevation (BFE)
- AE - Special Flood Hazard Area
- 0.2% Annual Chance Flood Hazard

- Parcel for Consideration
- Other Road



COUNTY OF HORRY

)

)

STATE OF SOUTH CAROLINA

)

ORDINANCE 10-2023

**AN ORDINANCE TO AMEND THE FISCAL YEAR 2023 BUDGET ORDINANCE NUMBER 39-2022, SECTION 1 SO AS TO RECOGNIZE VARIOUS ADDITIONAL REVENUE AND EXPENDITURES**

**WHEREAS**, the Horry County Council adopted Ordinance 39-2022 entitled "AN ORDINANCE TO RAISE REVENUE, MAKE APPROPRIATIONS AND ADOPT A BUDGET FOR HORRY COUNTY, SOUTH CAROLINA, FOR THE YEAR ENDING JUNE 30, 2023"; and

**WHEREAS**, the County is experiencing inflation in construction costs in the Capital Improvement Plan (CIP) projects including Nixonville/Wampee Fire EMS Station, Shell Fire EMS Station, Forestbrook Fire EMS Station, Central Cost Complex, and numerous other CIP projects; and

**WHEREAS**, County Council adopted Resolution R-02-23 entitled A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM THE PUBLIC SAFETY TRAINING FACILITY AND THE CAPITAL IMPROVEMENT PLAN CONTINGENCY TO THE SHELL FIRE RESCUE STATION AND THE NIXONVILLE/WAMPEE FIRE RESCUE STATION; and

**WHEREAS**, the County, due to higher than budgeted revenues and expenditure savings in Fiscal Year 2022, added to Unassigned Fund Balance in the General, Fire, and Recreation Funds; and

**WHEREAS**, the Forestbrook Fire EMS Station is currently in the bid process and the Central Coast Complex will open the bid process in January 2023; and

**WHEREAS**, based on recent bids for Nixonville/Wampee and Shell Projects, the County anticipates additional resources will be necessary for Forestbrook and Central Coast Complex Projects; and

**WHEREAS**, County Council now would desire to amend the Fiscal Year 2023 budget, adjusting revenue and expenditures in various funds.

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

Section 1 is amended and will increase for the following items:

1. CIP Inflation Contingency

a. General Fund

- i. Use of Fund Balance shall increase by \$10,000,000
- ii. Transfer Out shall increase by \$10,000,000

b. Fire Fund

- i. Use of Fund Balance shall increase by \$3,500,000
- ii. Transfer Out shall increase by \$3,500,000

c. Recreation Fund

- i. Use of Fund Balance shall increase by \$500,000
- ii. Transfer Out shall increase by \$500,000

d. Capital Improvement Plan Fund

- i. Transfer In shall increase by \$14,000,000
- ii. General CIP Inflation Contingency shall increase by \$10,000,000
- iii. Fire CIP Inflation Contingency shall increase by \$3,500,000
- iv. Recreation CIP Inflation Contingency shall increase by \$500,000

- e. Any budget transfer from the CIP Inflation Contingency that exceeds \$100,000 must first be approved by County Council through a resolution before the transfer is completed. These resolutions are not required to first go through a Council Committee.



2. Forestbrook Fire Condemnation Proceeds: Any condemnation proceeds in excess of the current budget of \$750,000 shall increase the budget appropriation for the Forestbrook Fire EMS Station and shall not require a supplemental budget ordinance. Any transfer from the CIP Inflation Contingency or other project budget transfer increasing the budget for the Forestbrook Fire EMS Station shall be reduced in an equal amount to any increase resulting from this section.
3. Severability: If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of the South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section, or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
4. Effective date: This Ordinance shall be effective upon passage of Third Reading.

**AND IT IS SO ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**HORRY COUNTY COUNCIL**

---

Johnny Gardner, Chairman

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

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

Attest:

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Clerk to Council

Date of First Reading: February 7, 2023

Date of Second Reading:

Date of Public Hearing:

Date of Third Reading:





# County Council Decision Memorandum

## Horry County, South Carolina

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**Date:** January 23, 2023  
**From:** Barry Spivey, Assistant County Administrator  
**Division:** Administration  
**Cleared By:** Steve Gosnell, County Administrator  
**Re:** Ordinance to Amend the Fiscal Year 2023 Budget Ordinance Number 39-2022

---

### **ISSUE**

The County's Financial Policy, in section 2-70.8-Budget Policy states "Any budget transfer within the General Fund from a Department within one Division to a Department within another Division that exceeds \$100,000 and any budget transfer within the General Capital Projects Fund from one project to another project that exceeds \$100,000 must first be approved by County Council through a resolution before the transfer is completed. These resolutions are not required to first go through a Council Committee."

### **BACKGROUND**

The County will receive bids on the Forestbrook Fire EMS Station and Central Coast Complex projects in a next 90 days. These projects, along with Shell and Nixonville/Wampee Fire Rescue Stations, are the first of our new vertical construction projects with a bid in the post-Covid, supply chain and inflation impacted, and reduced competitive market. The bids for Shell and Nixonville/Wampee Fire Rescue Stations exceeded their individual project budgets and necessitated transfers that Council approved in Resolution R-02-2023. Similar to the Shell and Nixonville/Wampee projects, the Forestbrook and Central Coast Complex are recommended to proceed as they have deadlines for completion (Forestbrook relocation due to RIDE III road widening) or add much needed capacity (Central Coast Complex).

Council was appraised of the potential inflationary impacts for our Capital Improvement Plan (CIP) projects and have taken steps to reserve funds for this purpose. Ordinance 157-2021 appropriated \$1.3 million as a CIP Inflation reserve and the CIP Contingency has been held in anticipation of this need. These resources have been funded from the General Fund and would not be available for covering Fire District needs. Current amount available for use from these sources is \$1.5 million (Resolution R-02-2023 approved \$1.66 million to the Shell and Nixonville/Wampee projects).

Additionally, Council received projections at the Fall Budget Retreat on December 8, 2022 indicating estimated additional resources of \$10.8 million for CIP projects approved through Fiscal Year 2023 as indicated in the chart below. These estimates were completed prior to receiving the bids on the Shell and Nixonville/Wampee projects and will be revised during the Fiscal Year 2024 Budget Process.



## Capital Improvement Plan Inflation

- Estimated inflation of 12% on large projects and 18% on smaller

Description	FY21-23	FY2024	FY2025	Total
<b>Inflation Estimate</b>				
Public Safety Facilities	\$ 5,280,148	\$ -	\$ 2,073,216	\$ 7,353,364
General Government Facilities	3,966,000	-	31,500	3,997,500
Infrastructure & Regulation Facilities	1,296,000	1,668,800	-	2,964,800
Parks, Trails, Boat Landings & Beach Accesses	322,200	295,200	535,914	1,153,314
<b>Total</b>	<b>\$ 10,864,348</b>	<b>\$ 1,964,000</b>	<b>\$ 2,640,630</b>	<b>\$ 15,468,978</b>
<b>Summary by Fund</b>				
Fire Fund	\$ 1,995,674	\$ -	\$ 248,940	\$ 2,244,614
General Fund	8,546,474	-	1,855,776	10,402,250
Recreation	322,200	1,964,000	535,914	2,822,114
<b>Total</b>	<b>\$ 10,864,348</b>	<b>\$ 1,964,000</b>	<b>\$ 2,640,630</b>	<b>\$ 15,468,978</b>

- Funding Options
  - Increased Debt – No existing capacity due to rate increase



### FY2022 Unassigned Fund Balance

C-18

The amount of additional funds needed for the Forestbrook and Central Coast Complex will be estimated at the time of project bids are received. Several options are available to consider for accumulating the needed funds:

1. Other Project Delays: Recommendations will be made to delay currently funded projects based on an evaluation of priorities during the Fiscal Year 2024 Budget process. The funding of those delayed projects (Cash and Bond Proceeds) can be redirected to the projects of higher priority. The General Obligation Bonds Series 2022A and 2022B (Fire District) contain a number of projects that could be considered for delay. Additionally, the General Obligation Series 2020A and 2020B (Fire District) have resources that can be delayed. To shift Bond Proceeds to an alternate project, County Council would need to modify the previously approved project descriptions. Two actions are presented in this agenda to expand the list of projects for the 2022A and 2022B Series Bonds to include a list of priority projects including the Central Coast Complex (including the rehabilitation of the Olin Blanton Building), acquisition and construction of a Public Works satellite facility, and the constructing or expansion of County EMS facilities at Forestbrook, Shell, Nixonville/Wampee, Socastee, Goretown, Finklea, and Prestwick. This will give County Council the flexibility to adjust project funding to priority projects at the time bids are received and costs can be reasonably estimated.
2. Recognizing Savings in Existing CIP Projects: Existing CIP projects are funded based on an estimated scope prior to a Request for Proposal or Bid for the services needed. Once the scope is determined and goods or services procured, savings in project budgets can be declared and transferred to other projects with County Council approval. The County has completed a Request for Proposal for the Public Safety Software selecting Motorola Solutions as the preferred vendor. In addition, the County has received notice of funding in the amount of \$600,000 from the State's Fiscal Year 2023 budget for the Solicitor Case Management Software resulting in an estimated Public Safety Software Project savings of \$2,500,000. The original \$5,000,000 funding for this project originated from the General Fund. Staff is recommending the transfer of this savings to a CIP General Inflation Contingency to give County Council the option of transfer to other projects as costs are known.



3. Appropriating Fiscal Year 2022 Unassigned Fund Balance: After the close of each Fiscal Year, the County determines the amount of available resources originating from excess revenues and expenditure savings available for other uses. The chart below reflects the Unassigned Fund Balance for each of our major operating funds for the Fiscal Year 2022.

<b>Governmental Funds – Fiscal Year 2022</b>					
	<u>General Fund</u>	<u>Fire</u>	<u>Recreation</u>	<u>Stormwater</u>	<u>Waste Management</u>
Projected Fund Balance	123,700,399	14,655,411	4,725,634	7,728,974	9,589,984
Nonspendable Commitments	1,193,960	-	-	-	-
Public Safety	2,991,679	494,604			
Culture, Recreation & Tourism	221,382		206,685		
Infrastructure & Regulation	5,021,239			3,149,950	
Other Purposes	1,509,424				
Next Years Budget	1,318,731	65,500	-	-	1,250,000
One-Time Compensation	4,949,825	706,320	176,510	182,967	
OPEB	9,979,596				
Subtotal - Commitments	25,991,876	1,266,424	383,195	3,332,917	1,250,000
Reserves/Stabilization					
Cash Flow	40,808,833	6,248,450	1,454,710	2,804,676	2,951,306
Disaster	11,335,787	1,735,681	404,086	779,077	819,807
Revenue	11,335,787	1,735,681	404,086	311,631	819,807
Debris	10,000,000				2,500,000
Subtotal - Reserves	73,480,407	9,719,811	2,262,882	3,895,383	7,090,920
Unassigned Fund Balance	23,034,156	3,669,176	2,079,557	500,674	1,249,064



A-9

Historically, these funds, as one-time sources, are used to reduce future liabilities or fund Capital Improvement Plan needs. These funds are normally considered in the next annual budget cycle which currently is the Fiscal Year 2024 Budget. Staff would recommend that a portion of the Unassigned Fund Balance from 2022 be held as a reserve due for potential recessionary impacts beginning in Fiscal Year 2023 and continuing through Fiscal Year 2024.

County Council can Amend the Fiscal Year 2023 Budget to accelerate the use of a portion of these funds to address the additional funding needs of our priority projects. Staff recommends County Council Amend the 2023 Budget to increase the General CIP Inflation Contingency by \$10,000,000, the Fire CIP Inflation Contingency by \$3,500,000, and the Recreation CIP Inflation Contingency by \$500,000. County Council would have oversight of these funds as any budget transfer from the CIP Inflation Contingency that exceeds \$100,000 must first be approved by County Council through a resolution before the transfer is completed.

## **RECOMMENDATION**

Staff recommends approval of the attached resolutions and Ordinance to Amend the Fiscal Year 2023 Budget to fund a Capital Improvement Plan Inflation Contingency, to give County Council the flexibility and resources to determine project priorities, and continue project completion within desired timelines.



## APPLICATION FOR COUNTY APPOINTMENTS

NAME: April O'Leary DATE January 24th, 2023

ADDRESS: 160 Busbee Street Conway SC 29526

TELEPHONE NUMBER: Cell: (508) 360-0370

DATE OF BIRTH: 4/9/1975

YOUR COUNCIL MEMBER / DISTRICT: Tom Anderson, District 7

(home): (843) 997-3833

(work): (843) 855-6129

HAVE YOU EVER BEEN CONVICTED OF A FELONY? (yes) X (no)

HAVE YOU BEEN ARRESTED OTHER THAN A MINOR TRAFFIC ACCIDENT  
WITHIN THE PAST TEN (10) YEARS? (yes) X (no)

BACKGROUND INFORMATION: (Please provide in detail or attach a resume).

EDUCATION: BA- Bay Path College 1998

WORK: President of Horry County Rising 2018- Present, Program Director Winyah Rivers Foundation 2014- 2018, Program Director U.S. Department of Health and Human Services 2007- 2014, Program Director State of Massachusetts Department of Health and Human Services 2001- 2007, Program Liaison Cape Cod Hospital 2011-2013 (Part- time)

CIVIC ACTIVITIES: Keep Horry County Beautiful 2017- Present, Horry County Chairman's Flood Advisory Committee 2020-2022, Wetland Committee 2022- Present, Highway 90 Committee 2022, Community engagement with local organizations such as League of Women Voters, Association of the Betterment for Bucksport, Conway Rotary Club, etc.

LIST PREVIOUS SERVICE ON HORRY COUNTY BOARDS OR COMMISSIONS

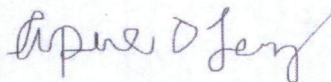
(indicate dates of terms): Keep Horry County Beautiful 2017- Present, Horry County Chairman's Flood Advisory Committee 2020-2022, Wetland Committee 2022- Present, Highway 90 Committee 2022

DUAL OFFICE HOLDING: Do you presently serve on any County or State Board or

Commission? Vice Chair for Keep Horry County Beautiful which is under Horry County's Parks and Open Space Board

If appointed to an Horry County Board or Commission, I understand that I will be expected to attend all meetings of that Board or Commission. The only reason I would not attend would be because of illness or pressing personal commitments. I also understand that if I am absent from three (3) consecutive meetings without a valid reason, the Council will consider this as a voluntary resignation. I am willing to abide by these attendance regulations. By acceptance of the appointment, I pledge my time and abilities to serve on any board or commission to which I am appointed.

Signature:

A handwritten signature in cursive script, appearing to read "Apne D. Jang".

Date: January 24th, 2023





COUNTY OF HORRY )

STATE OF SOUTH CAROLINA )

RESOLUTION R- 04-2023

**A RESOLUTION RECOGNIZING AND CELEBRATING THE 50 YEAR ANNIVERSARY OF THE UNITED WAY OF HORRY COUNTY.**

**WHEREAS**, the United Way of Horry County was established February 7, 1973 and has been continuously operating and servicing Horry County for fifty (50) years; and

**WHEREAS**, the United Way of Horry County has aligned its approach and impact strategy to address specific needs in Horry County by collaborating with both the private and public sector to provide resources and solve various community issues ranging from public health, education, basic needs and promoting self-sufficiency; and

**WHEREAS**, the United Way of Horry County has also endeavored to assist numerous nonprofit organizations that align with its core mission through the use of competitive grants each year; and

**WHEREAS**, it being recognized that the success of the United Way of Horry County must also be attributed to its terrific team of volunteers and donors, who collectively have raised and distributed over \$45,000,000 locally since the organization's inception to assist the citizens of Horry County.

**NOW, THEREFORE, BE IT RESOLVED** that County Council hereby expresses its sincere gratitude to the United Way of Horry County for all its contributions to the local community on its Golden Anniversary.

**AND IT IS SO RESOLVED** this 7th day of February, 2023.

**HORRY COUNTY COUNCIL**

\_\_\_\_\_  
Johnny Gardner, Chairman

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

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

Attest:

\_\_\_\_\_  
Clerk to Council





COUNTY OF HORRY )  
STATE OF SOUTH CAROLINA )

RESOLUTION R-09-2023

**A RESOLUTION RECOGNIZING LAINEY SQUIRES AND KATIE GOFF FOR THEIR COMPASSION AND GENEROSITY.**

**WHEREAS**, On 11/21/2022 Lainey Squires and Katie Goff were shopping at the Walmart in Conway, SC when a woman with a motorized cart asked them for assistance in locating a product to treat her severely burned hand. The girls willingly agreed to help, and struck up a conversation with their fellow shopper as they all looked for the product. Through the course of conversation, they learned that the woman had burned her hand on her stove, and that her husband had recently left her and her children, and

**WHEREAS**, when they did finally locate the specific product that the woman had previously used, she was disappointed to see that the price of it had gone up, and that purchasing it would prevent her from being able to afford the other items she needed. Wanting to do something to help, Lainey offered to purchase the product, which the woman initially refused. She asked that the girls help her try and find an alternative, less expensive option instead. As they all continued to look, they continued to converse, and the woman opened up and shared some more of her troubles. She admitted she had been praying for an angel to help her through this difficult time, and

**WHEREAS**, Lainey and Katie were determined to do what they could do help this woman. They convinced her to let them be of assistance, and not only did they purchase the burn treatment, but they went above and beyond by using their own money to buy all \$160 worth of groceries that she needed. She was extremely grateful, and told Lainey and Katie that they were her Angels.

**NOW THEREFORE BE IT RESOLVED** that Horry County Council recognizes the kindness shown by Lainey Squires and Katie Goff and lauds their willingness to assist a stranger in need. They are a model for others to lend a helping hand when encountering a person in need.

**AND IT IS SO RESOLVED** this 7<sup>th</sup> day of February, 2023.

**HORRY COUNTY COUNCIL**

---

Johnny Gardner, Chairman

Jenna L. Dukes, District 1	Bill Howard, District 2
Dennis DiSabato, District 3	Gary Loftus, District 4
Tyler Servant, District 5	Cam Crawford, District 6
Tom Anderson, District 7	Michael Masciarelli, District 8
R. Mark Causey, District 9	Danny Hardee, District 10
Al Allen, District 11	



COUNTY OF HORRY )  
 )  
STATE OF SOUTH CAROLINA )

**RESOLUTION R-72-2022**

**A RESOLUTION TO SELECT PERMANENT FURNITURE FOR THE MULTI-PURPOSE ROOM UPGRADE**

**WHEREAS**, County Council enacted Resolution R-27-2022 A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM CONTINGENCY FOR ONETIME PROJECTS IN SUPPORT OF THE FISCAL YEAR 2023 BUDGET; and

**WHEREAS**, Resolution R-27-2022 included funding of \$250,000 to renovate the multi-purpose rooms at the Government & Justice Center to create a formal meeting configuration including audiovisual enhancements; and

**WHEREAS**, County Council's Administration Committee met on January 31, 2023 and reviewed the options for a permanent dais at an estimated cost of \$550,000 and modular tables at an estimated cost of \$150,000; and

**WHEREAS**, the Administration Committee recommends permanent furniture.

**NOW, THEREFORE, BE IT RESOLVED**, that the Horry County Council selects and approves the permanent furniture for the renovation of the multi-purpose rooms.

**AND IT IS SO RESOLVED** this 7<sup>th</sup> day of February, 2023.

**HORRY COUNTY COUNCIL**

---

Johnny Gardner, Chairman

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

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

Attest:

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Clerk to Council

# Multi-Purpose Room

## Option One

- Modifications to MPR
- Audio Visual Enhancements
- Modular tables
- \$150,000
- 3-4 months to complete

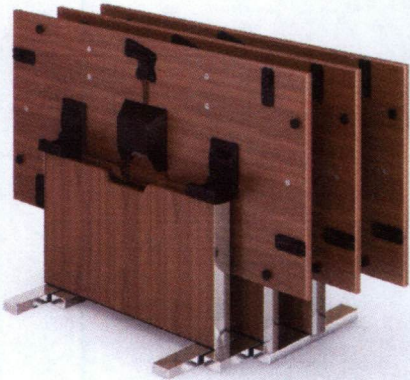


# Modular Tables



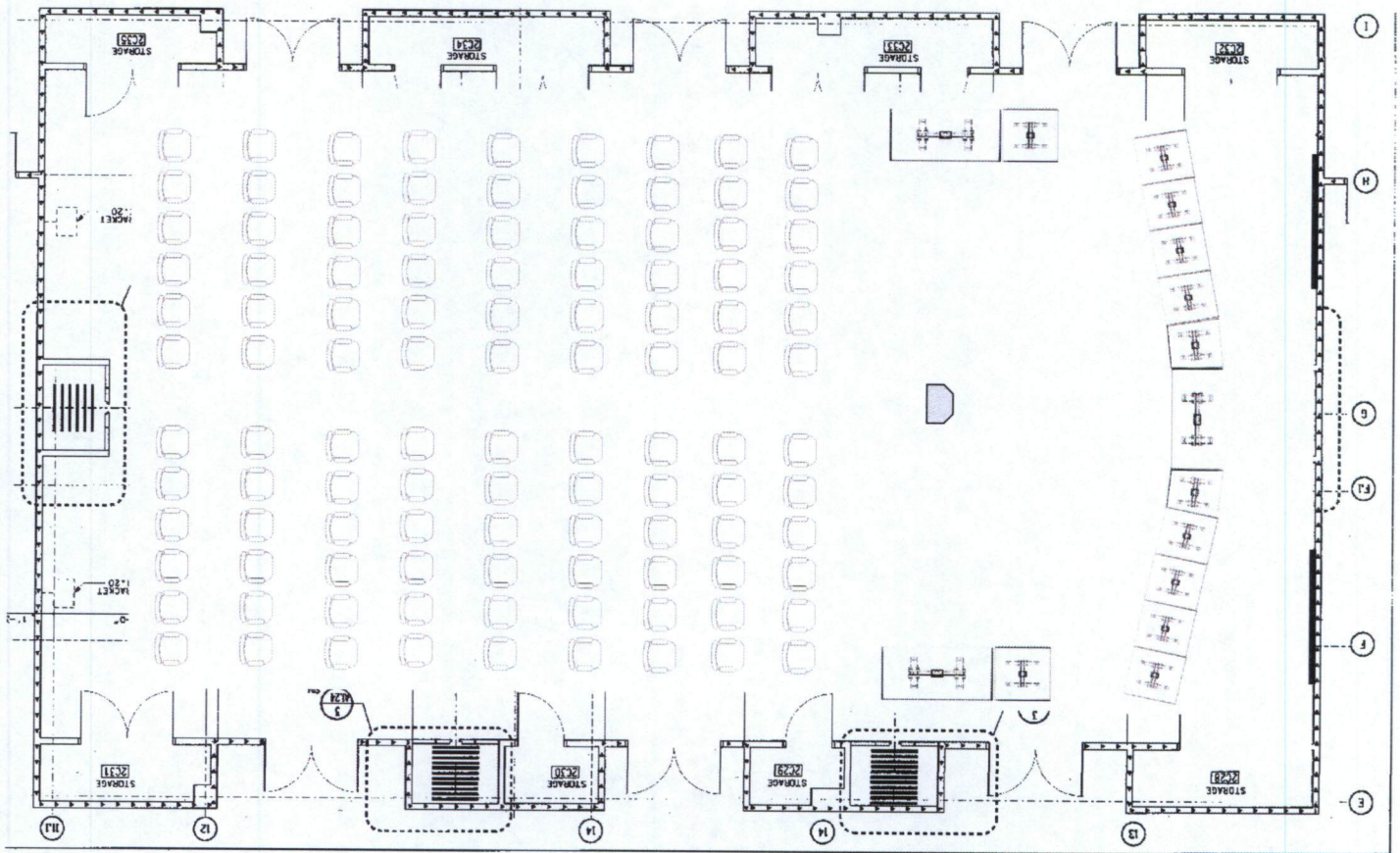


Nesting tables  
for storage

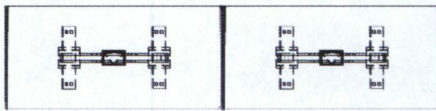
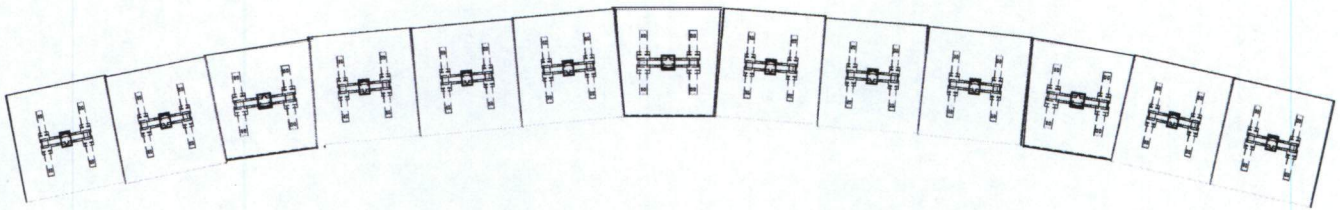




# Planning Commission

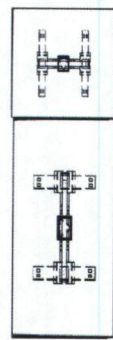
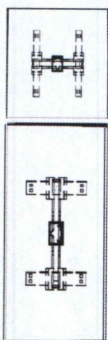
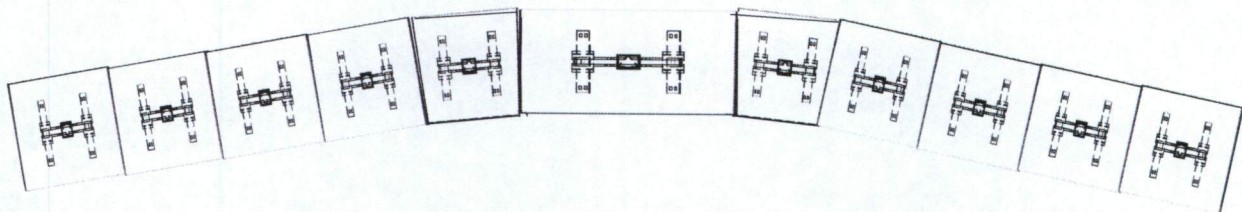


# Council

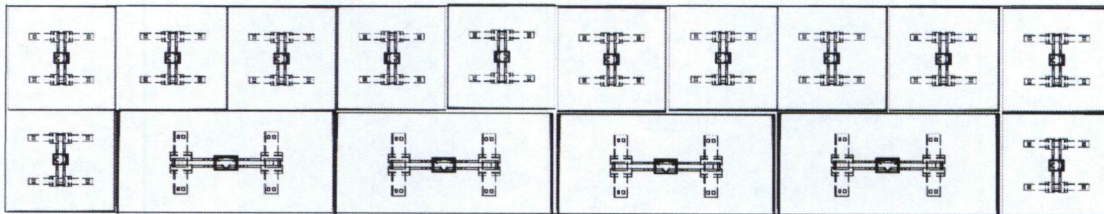




# Planning Commission



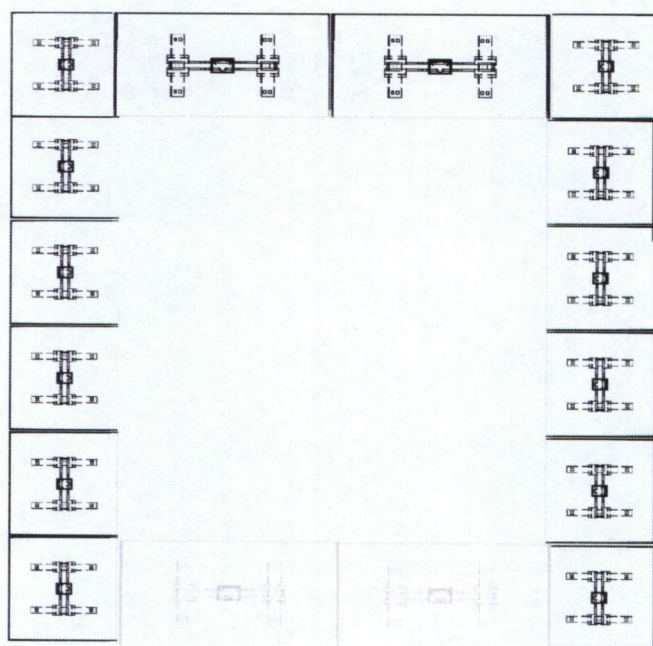
# General Conference

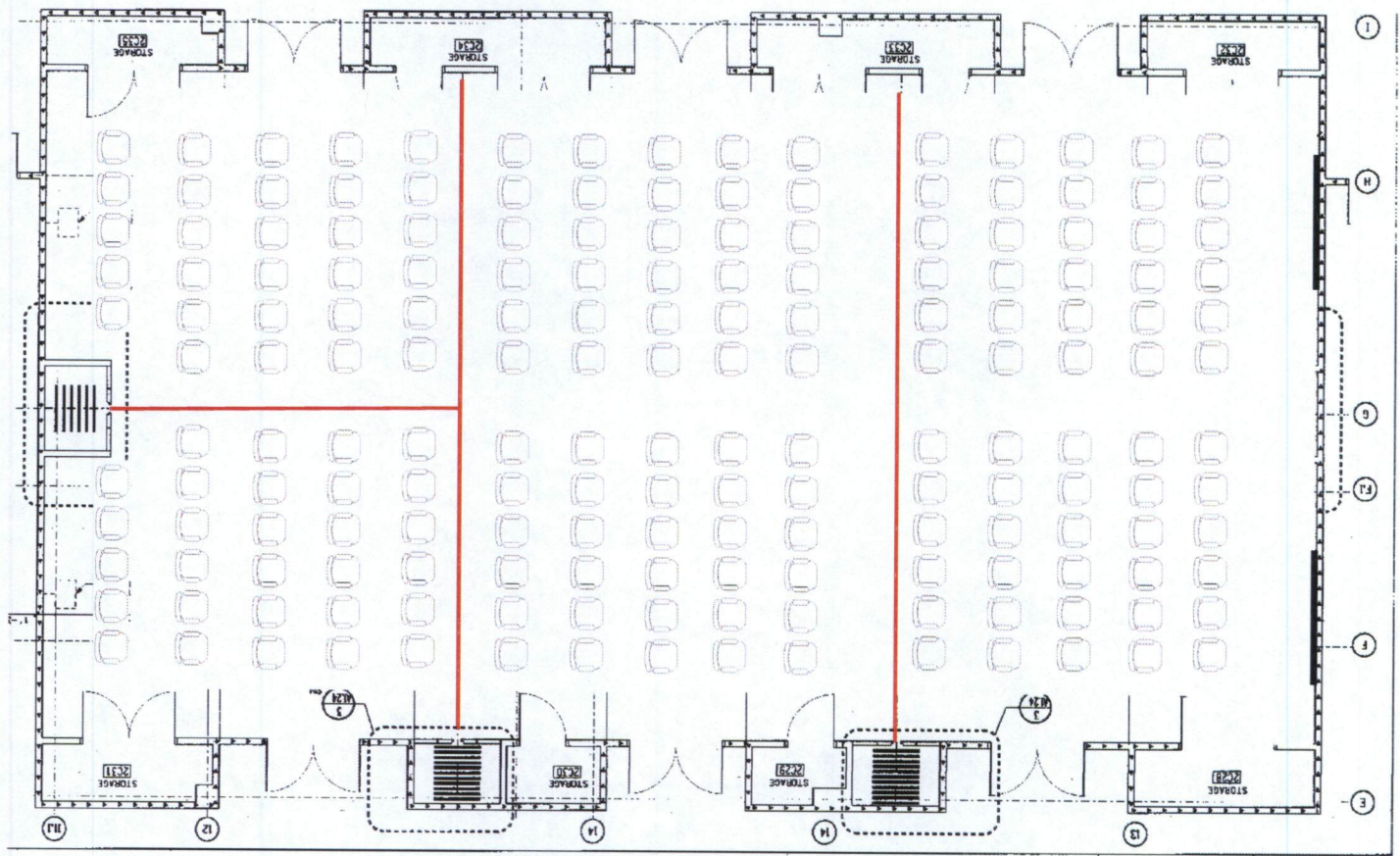




# Budget Retreat

## Horseshoe or Square







# Multi-Purpose Room

## Option Two

- Modifications to MPR including permanent dais seating for 12 members
- Audio Visual Enhancements
- \$550,000
- 10-12 months to complete



# Permanent Option



SC Senate Finance Committee





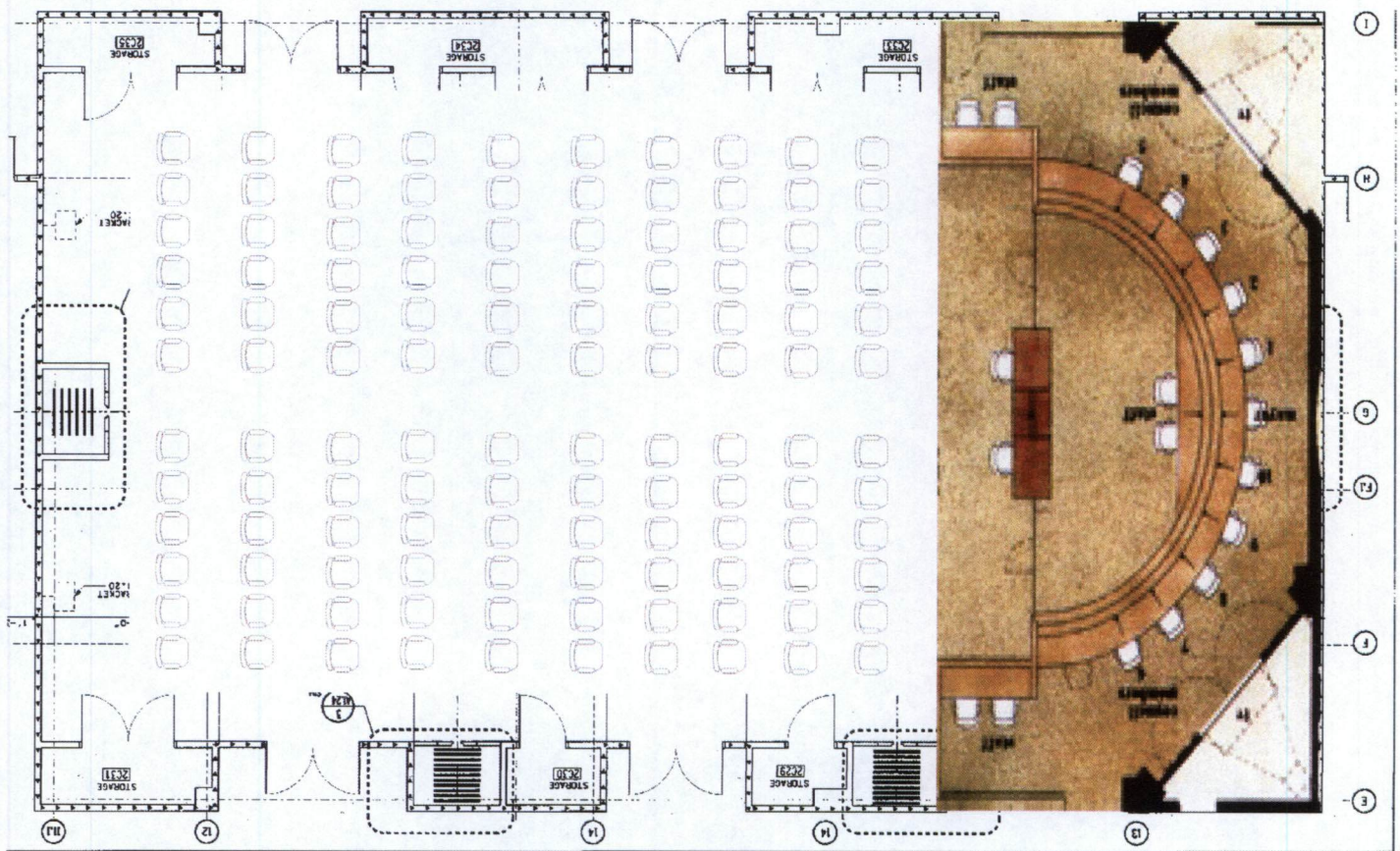
USC Alumni Center's C. Edward Floyd Boardroom



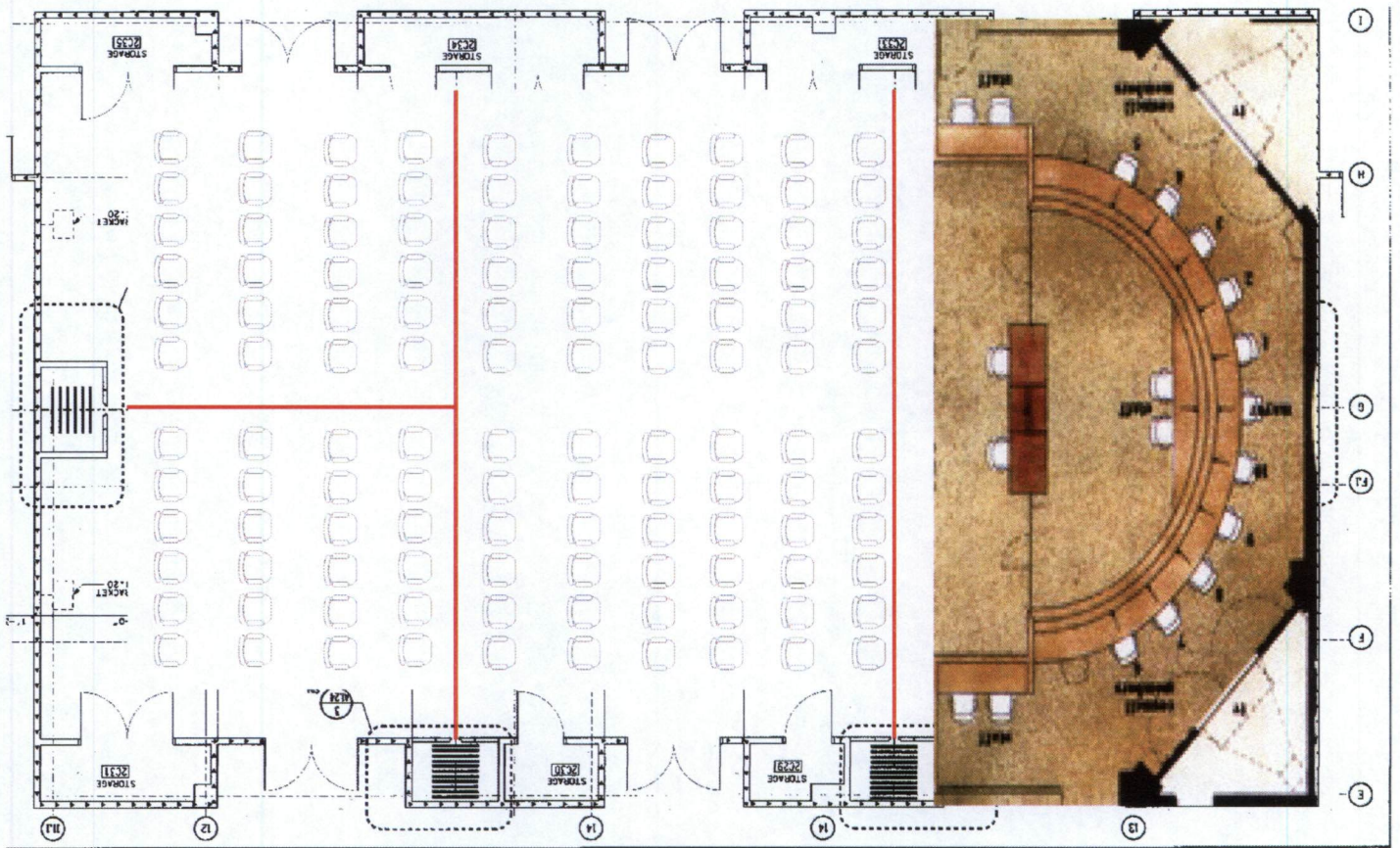


USC Alumni Center's C. Edward Floyd Boardroom











COUNTY OF HORRY

)

RESOLUTION R- 05-2023

)

STATE OF SOUTH CAROLINA

)

**RESOLUTION OF THE COUNTY COUNCIL OF HORRY COUNTY, SOUTH CAROLINA (THE "COUNTY") REDIRECTING THE EXPENDITURE OF A PORTION OF PROCEEDS OF THE COUNTY'S GENERAL OBLIGATION BONDS, SERIES 2022A; AND OTHER MATTERS RELATED THERETO.**

**WHEREAS**, by virtue of Title 4, Chapter 15 of the Code of Laws of South Carolina 1976, as amended, as amended and continued by Section 11-27-40 of the Code of Laws of South Carolina 1976, as amended (collectively, the "Bond Act"), the County Council of Horry County, South Carolina (the "County Council"), is authorized to issue general obligation bonds of the County for the purpose of defraying the cost of any purpose for which the County may, under applicable constitutional provisions, issue bonds or levy taxes, and for any amount not exceeding the constitutional debt limit applicable to the County; and

**WHEREAS**, pursuant to the terms and authorization of Ordinance 84-2022 (the "Bond Ordinance"), the County Council authorized the issuance of the County's General Obligation Bonds (the "Bonds") in the initial principal amount of not to exceed \$35,650,000 to defray or reimburse the costs of acquisition, construction, expansion, and renovation of certain projects of the County as described in the Bond Ordinance (the "Original Projects"); and

**WHEREAS**, the County issued the Bonds on October 13, 2022, in the initial principal amount of \$35,650,000; and

**WHEREAS**, the County Council have determined that it has become necessary to expend a portion of the proceeds of the Bonds on the acquisition and construction of the Central Coast Complex, rehabilitation of the Olin Blanton Building, acquisition and construction of a Public Works satellite facility, and the constructing or expansion of County EMS facilities at Forestbrook, Shell, Nixonville/Wampee, Socastee, Goretown, Finklea, and Prestwick (collectively, the "Additional Projects"), in addition to the Original Projects; and

**WHEREAS**, Article IV, Section 2(a)(iii)(B) of the Bond Ordinance provides that if it becomes necessary in the judgment of County Council to expend proceeds of the Bonds on equipment or capital projects of the County other than the Original Projects, County Council, by resolution, may authorize and approve such other use of the proceeds of the Bonds; and

**WHEREAS**, the County Council hereby intends to authorize the taking of all necessary and appropriate actions in connection with funding the costs of the Additional Projects with a portion of the proceeds of the Bonds;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF HORRY COUNTY, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AS FOLLOWS:**



Section 1. The funding of the costs of the Additional Projects with a portion of the proceeds of the Bonds is hereby approved.

Section 2. The County Council and all County officers, attorneys, agents, and employees are hereby authorized to do all acts and things required of them by this Resolution or desirable or consistent with the requirements hereof and each such Council Member, officer, attorney, and employee is hereby authorized and directed to execute and deliver any and all papers, forms, certificates, and instruments and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated hereby and thereby.

Section 3. Except as hereby expressly provided, the terms and conditions of the Bond Ordinance in all respects shall be and remain in full force and effect.

[Remainder of this page intentionally left blank.]



**ADOPTED IN MEETING DULY ASSEMBLED** this 7<sup>th</sup> day of February, 2023.

**HORRY COUNTY COUNCIL**

---

Johnny Gardner, Chairman

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

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

ATTEST:

By: \_\_\_\_\_  
Clerk to Council



COUNTY OF HORRY

)

RESOLUTION R- 06-2023

STATE OF SOUTH CAROLINA

)

**RESOLUTION OF THE COUNTY COUNCIL OF HORRY COUNTY, SOUTH CAROLINA (THE "COUNTY") REDIRECTING THE EXPENDITURE OF A PORTION OF PROCEEDS OF THE COUNTY'S GENERAL OBLIGATION BONDS (HORRY COUNTY FIRE PROTECTION DISTRICT), SERIES 2022B; AND OTHER MATTERS RELATED THERETO.**

**WHEREAS**, by virtue of Title 4, Chapter 15 of the Code of Laws of South Carolina 1976, as amended, as amended and continued by Section 11-27-40 of the Code of Laws of South Carolina 1976, as amended (collectively, the "Bond Act"), the County Council of Horry County, South Carolina (the "County Council"), is authorized to issue general obligation bonds of the County for the purpose of defraying the cost of any purpose for which the County may, under applicable constitutional provisions, issue bonds or levy taxes, and for any amount not exceeding the constitutional debt limit applicable to the County; and

**WHEREAS**, pursuant to the terms and authorization of Ordinance 85-2022 (the "Bond Ordinance"), the County Council authorized the issuance of the County's General Obligation Bonds (Horry County Fire Protection District) (the "Bonds") in the initial principal amount of not to exceed \$1,450,000 to defray a portion of the cost of expanding the firefighting facilities at Cheery Hill and Maple as described in the Bond Ordinance (the "Original Projects"); and

**WHEREAS**, the County issued the Bonds on October 13, 2022, in the initial principal amount of \$1,450,000; and

**WHEREAS**, the County Council have determined that it has become necessary to expend a portion of the proceeds of the Bonds on the cost of constructing or expanding the firefighting facilities at Forestbrook, Shell, Nixonville/Wampee, Socastee, Goretown, Finklea, and Prestwick (collectively, the "Additional Projects"), in addition to the Original Projects; and

**WHEREAS**, Article IV, Section 2(a)(iii)(B) of the Bond Ordinance provides that if it becomes necessary in the judgment of County Council to expend proceeds of the Bonds on equipment or capital projects of the County other than the Original Projects, County Council, by resolution, may authorize and approve such other use of the proceeds of the Bonds; and

**WHEREAS**, the County Council hereby intends to authorize the taking of all necessary and appropriate actions in connection with funding the costs of the Additional Projects with a portion of the proceeds of the Bonds;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF HORRY COUNTY, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AS FOLLOWS:**



Section 1. The funding of the costs of the Additional Projects with a portion of the proceeds of the Bonds is hereby approved.

Section 2. The County Council and all County officers, attorneys, agents, and employees are hereby authorized to do all acts and things required of them by this Resolution or desirable or consistent with the requirements hereof and each such Council Member, officer, attorney, and employee is hereby authorized and directed to execute and deliver any and all papers, forms, certificates, and instruments and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated hereby and thereby.

Section 3. Except as hereby expressly provided, the terms and conditions of the Bond Ordinance in all respects shall be and remain in full force and effect.

[Remainder of this page intentionally left blank.]



**ADOPTED IN MEETING DULY ASSEMBLED** this 7<sup>th</sup> day of February, 2023.

**HORRY COUNTY COUNCIL**

---

Johnny Gardner, Chairman

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

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

ATTEST:

By: \_\_\_\_\_  
Clerk to Council



COUNTY OF HORRY )  
 )  
STATE OF SOUTH CAROLINA )

**RESOLUTION R-07-23**

**A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM THE PUBLIC SAFETY SOFTWARE PROJECT TO THE CAPITAL IMPROVEMENT PLAN GENERAL INFLATION CONTINGENCY.**

**WHEREAS**, the County Council enacted Ordinance Number 01-2021 entitled "AN ORDINANCE TO AMEND THE FISCAL YEAR 2021 BUDGET ORDINANCE NUMBER 33-2020, SECTION 1 SO AS TO RECOGNIZE VARIOUS ADDITIONAL REVENUE AND EXPENDITURES"

**WHEREAS**, Ordinance Number 01-2021 included \$5,000,000 in funding for the Public Safety Software; and

**WHEREAS**, the County has completed a Request for Proposal selecting Motorola Solutions as the preferred vendor for the Public Safety Software and has received notice of funding in the amount of \$600,000 of State Resources for the Solicitor Case Management Software resulting in an estimated project savings of \$2,500,000; and

**WHEREAS**, the County's Financial Policy, in section 2-70.8. Budget Policy states, "Any budget transfer within the General Fund from a Department within one Division to a Department within another Division that exceeds \$100,000 and any budget transfer within the General Capital Projects Fund from one project to another project that exceeds \$100,000 must first be approved by County Council through a resolution before the transfer is completed. These resolutions are not required to first go through a Council Committee."

**NOW, THEREFORE, BE IT RESOLVED** that Horry County Council approve the transfer of \$2,500,000 from the Public Safety Software Project to the Capital Improvement Plan General Inflation Contingency

**AND IT IS SO RESOLVED this 7<sup>th</sup> day of February, 2023.**

**HORRY COUNTY COUNCIL**

\_\_\_\_\_  
Johnny Gardner, Chairman

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

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

Attest:

\_\_\_\_\_  
Clerk to Council



COUNTY OF HORRY )  
 )  
STATE OF SOUTH CAROLINA )

**RESOLUTION R-08-23**

**A RESOLUTION TO DESIGNATE PROJECTS UNDER THE HORRY COUNTY AMERICAN RESCUE PLAN ACT FRAMEWORK AND AUTHORIZE THE TRANSFER OF FUNDS FROM THE TAX BILLING SOFTWARE PROJECT TO THE VA NURSING FACILITY LAND PURCHASE.**

**WHEREAS**, Horry County is the recipient of 2021 American Rescue Plan Act (ARPA) funding in the amount of \$68,776,083 which act was passed by the United States Congress and signed into law by President Biden on March 11, 2021; and

**WHEREAS**, the purpose of the ARPA funding allocation is to facilitate the County's recovery efforts from the economic and public health impacts of the COVID-19 pandemic; and

**WHEREAS**, Horry County has developed a framework to formalize the allocation and distribution of ARPA funds to address the COVID-19's public health and economic impacts, including providing assistance to households, small businesses and nonprofits, and to aid impacted industries such as tourism, travel and hospitality; and

**WHEREAS**, as a result of COVID-19, Horry County experienced revenue reduction in excess of \$68,776,083, and in response will make appropriations under the provisions of government service in compliance with the authorized Horry County ARPA framework; and

**WHEREAS**, Horry County made an initial appropriation of \$7,173,575.35 by Resolution R-108-2021, a second appropriation of \$27,214,466.15 by Resolution R-127-2021, and a third appropriation of \$34,388,041.50 by Resolution R-75-2022; and

**WHEREAS**, Horry County has projected savings in various Provision of Government Services categories including COVID-19 Extra Pay, Cyber Security Phase 1, Facilities Tech Enhancements, PPE & Other Direct Costs, County Facilities Upgrades, and Remote Working Capability, exceeding \$800,000; and

**WHEREAS**, County Council enacted Ordinance Number 33-2020 entitled AN ORDINANCE TO AMEND THE FISCAL YEAR 2021 BUDGET ORDINANCE SECTION 1 SO AS TO RECOGNIZE VARIOUS REVENUE AND EXPENDITURES IN THE DEBT SERVICE AND CAPITAL IMPROVEMENT PROJECTS FUNDS; and

**WHEREAS**, County Council enacted Ordinance Number 24-2021, AUTHORIZING THE ISSUANCE AND SALE OF NOT EXCEEDING \$3,500,000 GENERAL OBLIGATION BONDS, SERIES 2021A, OR SUCH OTHER APPROPRIATE SERIES DESIGNATION, OF HORRY COUNTY, SOUTH CAROLINA; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS LAWFULLY-AUTHORIZED DESIGNEE TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS THEREOF; AND OTHER MATTERS RELATING THERETO.; and

**WHEREAS**, County Council adopted Resolution R-39-21, entitled A RESOLUTION AUTHORIZING PROJECTS APPROPRIATED BY ORDINANCE 23-2021 which included funding for the Tax Billing Software of \$1,750,000 and VA Nursing Facility Land Acquisition of \$600,000; and



**WHEREAS**, the County entered a contract for the Tax Billing Software with Harris Systems USA, and now estimates the total cost of the project at \$1,350,000 which reflects a \$400,000 potential savings; and

**WHEREAS**, the County, in assisting the State has identified a potential parcel for the construction of the proposed VA Nursing Facility, with an estimated acquisition cost of \$1.8 million, including due diligence costs and professional studies; and

**WHEREAS**, the County recognizes that additional funds are needed as a result of the State's desired location for this project and due to the high inflation occurring in Horry County since the commencement of the site search; and

**WHEREAS**, the County recognizes the benefit of this project to the large Veteran population of Horry County, and the economic benefit to the County of construction of this medical facility; and

**WHEREAS**, the County has the ability to transfer funding among projects within the Series 2021A Bonds without amending the Bond Ordinance; and

**WHEREAS**, the County's Financial Policy, in section 2-70.8. Budget Policy states, "Any budget transfer within the General Fund from a Department within one Division to a Department within another Division that exceeds \$100,000 and any budget transfer within the General Capital Projects Fund from one project to another project that exceeds \$100,000 must first be approved by County Council through a resolution before the transfer is completed. These resolutions are not required to first go through a Council Committee."

**NOW, THEREFORE, BE IT RESOLVED**, that the Horry County Council hereby designates the use of American Rescue Plan Act Provision of Government Services funding in the amount not to exceed \$800,000 and the transfer of \$400,000 from the Tax Billing Software Project to the VA Nursing Facility Land Acquisition.

**AND IT IS SO RESOLVED** this 7<sup>th</sup> day of February, 2023.

### **HORRY COUNTY COUNCIL**

---

Johnny Gardner, Chairman

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

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

Attest:

---

Clerk to Council



COUNTY OF HORRY )  
STATE OF SOUTH CAROLINA )

**RESOLUTION R-10-23**

**A RESOLUTION TO REVISE THE HORRY COUNTY EMPLOYMENT GUIDELINES.**

**WHEREAS,** Horry County Council resolves to implement employment guidelines that create an effective and efficient workplace; and

**WHEREAS,** Horry County Council recognizes that employment guidelines should be revised periodically; and

**NOW, THEREFORE, BE IT RESOLVED** that Horry County Council approves the modification to the Horry County Employment Guidelines as set forth on the following pages.

**AND IT IS SO RESOLVED.**

Dated this 7th day of February, 2023.

**HORRY COUNTY COUNCIL**

\_\_\_\_\_  
Johnny Gardner, Chairman

Jenna L. Dukes, District 1	Bill Howard, District 2
Dennis DiSabato, District 3	Gary Loftus, District 4
Tyler Servant, District 5	Cam Crawford, District 6
Tom Anderson, District 7	Michael Masciarelli, District 8
R. Mark Causey, District 9	Danny Hardee, District 10
Al Allen, District 11	

Attest:

\_\_\_\_\_  
Clerk to Council





# County Council Decision Memorandum

## Horry County, South Carolina

---

**Date:** January 23, 2023

**From:** Patrick Owens, Director of Human Resources

**Cleared By:** Steve Gosnell, County Administrator  
Barry Spivey, Assistant County Administrator – Administration  
Arrigo Carotti, County Attorney

**Re:** Proposed Revisions for the Employment Guidelines

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### **ISSUE**

Staff conducts a periodic review of Horry County Government Employment Guidelines to ensure compliance with relevant regulations, adapt to change, and to make clarifications.

### **BACKGROUND**

Summary of proposed revisions:

#### **Section 2: Grievance Policy:**

- Adds language to provide clarification.
- Adds alternatives to when a quorum of committee members is not available.

#### **Section 4: Attendance and Leave Proposed Revisions:**

- Adds flexibility to paid leave buybacks as funding permits.
- Adds clarification language.
- Adds clarification and consistency to extended leave procedures, including clarification of roles and responsibilities for the employee, department, and the human resources department.

#### **Section 5: Disciplinary Actions Proposed Revisions:**

- Adds language to clarify the roles and responsibilities of the human resources department with regard to disciplinary actions and discharges.

#### **Section 6: Employment Status and Changes Proposed revisions:**

- Clarifies the procedures for involuntarily discharged employees who are ineligible for rehire and wish to request the Administrator waive the ineligibility due to extenuating circumstances.
- Clarifies the process for personnel settlements, indicating the role that independent insurance carriers have in the process.

### **RECOMMENDATION**

Staff recommends approval of the proposed revisions and the appropriate resolution as amended by the Administration Committee.



**SECTION 2**  
**GRIEVANCE POLICY**

---

**2.1    GENERAL**

A grievance is a complaint by an employee that he/she has been treated unfairly, unlawfully, or in violation of his/her rights.

**A. Eligibility**

All Regular employees are eligible to file a grievance as a result of an adverse employment action as set forth in section B. Employees of an elected or an appointed official are not entitled to a Grievance hearing unless the elected or appointed official agrees to allow the employee to file a grievance.

**B. Applicability**

An eligible employee may file a grievance with regard to the following adverse employment actions: discharge, suspension, involuntary transfer (except as set forth in (d) below), promotion or demotion.

The following matters are not subject to the grievance procedure:

- a. Compensation matters, including the County pay system, unless an employee believes that he/she is entitled to wages or benefits that have not been received;
- b. Written or oral reprimands;
- c. Disciplinary actions based upon drug/alcohol test results;
- d. Reclassifications, reassignments and transfers within the same salary range unless an employee contends that he/she was qualified for a position and was not provided an opportunity to apply or be considered for the position;
- e. A discharge that occurs as a result of a reduction in force, unless it is alleged that the County's reduction in force plan was designed or carried out in a manner that constituted unlawful discrimination against an employee;
- f. A discharge that occurs administratively, as a result of an employee's absence from his/her full-time duties for 180 days or more in a rolling twelve-month period for non-occupational injuries or 365 days due to occupational injuries.
- g. Performance evaluations, including terminations as a result of a below standard evaluation, except in cases of alleged discrimination.

**2.2    PROCEDURE**

Eligible employees or former employees must follow the following grievance procedure in order for a grievance to be considered:

- Step 1. Present the grievance orally or in writing to the Department Head. If no response is received within five work days (Saturdays and Sundays excluded) then grievance is denied and the employee or former employee should move to step 2.
- Step 2. Present the grievance orally or in writing to the appropriate Assistant County Administrator. If no Assistant County Administrator response is received within five work days (Saturday and Sunday excluded) the grievance is deemed to be denied and the employee or former employee should move to step 3.
- Step 3. File a written **Employee Grievance Appeal**, requesting a hearing before the Grievance Committee. A completed form with Evidence and Witness Lists must be filed by the employee in hand to the Human Resources Department ON OR BEFORE TWENTY (20) WORK DAYS, EXCLUDING WEEKEND DAYS AND HOLIDAYS, FROM THE ADVERSE EMPLOYMENT ACTION. The 20-day period begins on the day of the adverse employment action. Appeals that are not timely filed will not be considered.



## **2.3 APPEALS TO COUNTY GRIEVANCE COMMITTEE**

The Employee Grievance Appeal form must include the following information in order to be considered complete:

- A. The purpose of the appeal and the recommendation requested of the Grievance Committee;
- B. A verified statement that the Department Head and Assistant County Administrator have been consulted and have not responded or denied the **grievance**.
- C. A statement whether the employee chooses to have the Grievance Committee hearing open or closed to the public;
- D. A list of potential witnesses for the employee, with a short summary of testimony the witness is expected to provide; only the Grievance Committee may actually call witnesses;
- E. A list and/or copy of documents known to the employee to contain relevant information regarding the matter grieved.

- 2.3.1** The Human Resources Director (or designated representative) shall determine whether the appeal is in order and has been filed in a timely manner in accordance with this Section.

## **2.4 MEDIATION**

The Department Head (or his/her designee) and the employee shall be required to participate in formal mediation prior to the appeal hearing before the Grievance Committee. The mediation will be conducted by a Human Resources representative.

If a resolution is not reached after mediation, the Human Resources Director (or designated representative) shall forward the Employee Appeal Application and the documents provided by both the employee and the Department supporting their positions to the Grievance Committee.

## **2.5 THE COUNTY GRIEVANCE COMMITTEE**

The Administrator shall appoint members of the Grievance Committee to serve. The appointments shall be selected on a broadly representative basis from County employees.

The Grievance Committee shall be composed of a panel of eight (8) employees who serve three (3) year terms on a staggered basis. A member shall continue to serve after the expiration of his term until a successor is appointed. Any interim appointment to fill a vacancy for any cause prior to the completion of a member's term shall extend for the remainder of the unexpired term. Once a member's term expires, the member shall continue to serve until a new member is appointed. Any member may be re-appointed for succeeding terms at the discretion of the Administrator.

### **2.5.1 Chairperson**

The Committee shall select its Chairperson from among its members annually. The Chairperson shall continue to serve until a new Chairperson is selected. The Chairperson shall serve as the presiding officer at all hearings, but may designate some other member to serve as presiding officer in his/her absence. The Chairperson shall have authority to schedule and to re-schedule all hearings. The presiding officer shall take whatever action is necessary to ensure an equitable, expeditious and orderly hearing. Parties shall abide by the decisions of the presiding officer, except that if a committee member objects to a decision to accept evidence, the majority vote of the committee will govern.

### **2.5.2 Quorum**

A quorum shall consist of at least five (5) committee members, and no hearing may be held without a quorum. **In the event a quorum cannot be met due to recusal requirements of members, conflicts or any other reason beyond the County's control, the Administrator may appoint temporary members to ensure a hearing may be held.**



## SECTION 4

### ATTENDANCE AND LEAVE

#### G. PAID LEAVE BUYBACK PROGRAM

In the sole discretion of the Administrator, ~~once-per-year~~, a period of time may be designated for employees to request that the County buy back a portion of his/her accrued Paid Vacation Leave Time. To be eligible, the employee must have a paid leave balance of at least 700 hours total unused leave and have utilized at least 40 hours of vacation leave in the last 12 months.

The availability of this program in any year is at the discretion of the Administrator and the availability of funding. The program may be suspended at any time, without notice. For further information concerning details of the Paid Leave Buyback Program, consult Human Resources or the Horry County Government intranet.

#### 4.12 ABSENCES UNDER THE FAMILY AND MEDICAL LEAVE ACT

##### A. Eligibility

Employees are eligible for leave under the FAMILY MEDICAL LEAVE ACT (FMLA) only if he/she has been employed for 12 months or longer and worked 1250 hours or more. Employees who do not qualify for FMLA may apply for discretionary leave in accordance with County policy.

##### B. Description of FMLA Leave

1. Eligible employees are entitled to receive FMLA leave for up to twelve (12) weeks in a rolling twelve (12) month period, with medical insurance offered at the same terms as while working. Military Caregiver leave may extend up to twenty-six (26) weeks in a rolling twelve (12) month period.
2. The twelve (12) month period is measured on a "rolling" basis, backward from the day the FMLA period would begin.
3. To compute twelve (12) weeks of leave, if an employee is absent for an entire work week, this constitutes one (1) calendar week of leave. If an employee is absent for a portion of a work week, only the actual work days are counted toward the twelve (12) week total. Dependent upon the schedule of the department, individual days absent will be added until the total constitutes a regular one (1) week schedule.
4. In all cases except leave for a birth, adoption or foster of a child, employees may apply to take leave on an intermittent basis, or to work a reduced schedule.
5. Spouses. When both a husband and a wife are employed, their combined right to a leave of absence to care for a child or parent is 12 weeks in a ~~rolling~~ 12-month period.
6. Employees will be required to utilize any sick leave time that he/she has accrued during any FMLA leave. If all sick leave time has been exhausted, employees must use available vacation leave during FMLA leave. If an eligible employee does not have paid leave time accrued, and the leave qualifies under FMLA, the time off of work will be granted, but the leave time will be unpaid. On a case-by-case basis, employees may elect to use partial sick and/or vacation leave to cover insurance costs rather ~~than~~ utilizing leave to cover a full pay period as approved by the Human Resources director or designee.
7. Employees approved for FMLA leave are entitled to be reinstated to their former job or to a comparable job with the same compensation when the employee returns to work.



8. Family and Medical Leave will run concurrently with any other types of leave granted/requested.

**4.13 EXTENDED LEAVE OF ABSENCE-DISCRETIONARY LEAVE-NON-OCCUPATIONAL (Injury or illness has not been approved by insurer as a workers' compensation injury or illness)**

**A. Definition**

A leave that extends beyond twelve (12) weeks is considered an "Extended Leave of Absence". The maximum total time that any employee may be absent on leave or on light duty for a non-occupational injury or illness in any rolling twelve (12) month period is 180 calendar days or twenty-six (26) weeks.

Non-occupational and unrelated to employment with the County refers to any injury or illness which is unrelated to an employee's job, role, or position with the County and/or is not approved as a work-related illness or injury by the workers compensation insurer.

To compute weeks of leave: An absence for an entire work week constitutes one (1) calendar week of leave. If an employee is absent for a portion of a work week, only the actual work days are counted toward the total. Dependent upon the schedule of the department, individual days absent will be added until the total of days constitutes a regular one (1) week schedule.

Upon the expiration of twenty-six (26) calendar weeks of leave in a rolling twelve (12) month period, the employee must have returned to full duty. Light duty does not constitute full duty. An employee who is unable to return to work at full duty after the expiration of twenty-six (26) calendar weeks will be considered to have been administratively terminated, or may voluntarily resign. An employee who resigns under these conditions is eligible for rehire. In rare circumstances, the County administrator may approve a limited extension to the requirement that an employee be terminated automatically after the expiration of 180 days.

**B. Eligibility**

All requests for extended leave beyond twelve (12) weeks are considered on a completely discretionary basis, and may or may not be approved subject to the operational needs of the department and the employee's history (except for active military duty or leave to care for a wounded family member which by law may extend longer than 12 weeks).

**C. Extended Leave Application Procedure**

1. A Request for Leave of Absence form must be submitted, even if the employee has already submitted a Request for Leave form for the first 12 weeks of the leave.
2. Extended Leave requests will be approved in increments of up to four (4) calendar weeks. If an employee's request for Extended Leave is for longer than 4 weeks, a new Request for Leave form must be submitted.
3. If an employee is unable to return to work on the date the approved leave specifies, he/she is required to request an extension of the leave as soon as the employee is aware that the leave extension will be necessary.
4. The employee or the employee's designee should maintain communication each pay period with the employee's Department. The employee (not the employee's designee) may utilize employee's County email account for such communication while not working and on extended leave. The employee may not utilize employee's County email account to engage in work while on extended leave, however.

**D. Termination of Extended Leave of Absence**

An Extended leave of absence will end upon the first to occur of the following circumstances:

1. The reason described for the needed leave no longer exists;



2. The date arrives that the approved leave was scheduled to end; or
3. The employee has reached the maximum of twenty-six (26) weeks of leave in a rolling twelve (12) month period.

#### **E. Discharge Procedures for Extended Leave of Absence**

1. The decision to discharge an employee due to extended leave is at the sole discretion of the Department Head with concurrence of the appropriate Assistant County Administrator or other Administrator designee.
2. The Human Resources Department may assist the Department with communication of the discharge decision; however, the Human Resources Department does not have the authority to discharge employees outside of the Human Resources Department.

#### **4.14 EXTENDED LEAVE OF ABSENCE – OCCUPATIONAL (the employee is approved for workers compensation by the insurer for the injury or illness which occurred in the line of duty)**

##### **A. Definition**

A leave that extends beyond twelve (12) weeks is considered an "Extended Leave of Absence". The maximum total time that any employee may be absent on leave or on light duty in any rolling eighteen (18) month period is 365 calendar days or fifty-two (52) weeks.

An employee is defined as having an occupational injury or illness in the line of duty when an employee has an approved workers compensation claim relating to the injury or illness which occurred in the performance of his or her job, role, or position with the County.

To compute weeks of leave: An absence for an entire work week constitutes one (1) calendar week of leave. If an employee is absent for a portion of a work week, only the actual work days are counted toward the total. Dependent upon the schedule of the department, individual days absent will be added until the total of days constitutes a regular one (1) week schedule.

Upon the expiration of fifty-two (52) calendar weeks of leave in a rolling eighteen (18) month period, the employee must have returned to full duty. Light duty does not constitute full duty. An employee who is unable to return to work at full duty after the expiration of fifty-two (52) calendar weeks in any eighteen (18) month period will be considered to have been administratively terminated, or may voluntarily resign. An employee who resigns under these conditions is eligible for rehire. In rare circumstances, the County Administrator may approve a limited extension to the requirement that an employee be terminated automatically after the expiration of 365 days or fifty-two (52) weeks.

##### **B. Eligibility**

All requests for extended leave beyond twelve (12) weeks are considered on a completely discretionary basis, and may or may not be approved subject to the operational needs of the department and the employee's history (except for active military duty or leave to care for a wounded family member which by law may extend longer than 12 weeks).

##### **C. Extended Leave Application Procedure**

1. A Request for Leave of Absence form must be submitted, even if the employee has already submitted a Request for Leave form for the first 12 weeks of the leave.
2. Extended Leave requests will be approved in increments of up to four (4) calendar weeks. If an employee's request for Extended Leave is for longer than 4 weeks, a new Request for Leave form must be submitted.
3. If an employee is unable to return to work on the date the approved leave specifies, he/she is required to request an extension of the leave as soon as the employee is aware that the leave extension will be necessary.



4. The employee or the employee's designee should maintain communication each pay period with the employee's Department. The employee (not the employee's designee) may utilize employee's County email account for such communication while not working and on extended leave. The employee may not utilize employee's County email account to engage in work while on extended leave, however.

**D. Termination of Extended Leave of Absence**

An Extended leave of absence will end upon the first to occur of the following circumstances:

1. The reason described for the needed leave no longer exists;
2. The date arrives that the approved leave was scheduled to end; or
3. The employee has reached the maximum of fifty-two (52) weeks of leave in a rolling eighteen (18) month period.

**A. Discharge Procedures for Extended Leave of Absence**

1. The decision to discharge an employee due to extended leave is at the sole discretion of the Department Head with concurrence of the appropriate Assistant County Administrator or other Administrator designee.
2. The Human Resources Department may assist the Department with communication of the discharge decision; however, the Human Resources Department does not have the authority to discharge employees outside of the Human Resources Department.



## SECTION 5

### DISCIPLINARY ACTIONS

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#### 5.1 SCOPE AND PURPOSE

This section sets forth the guidelines for correcting or eliminating employee performance deficiencies and behavioral problems.

#### 5.2 STATEMENTS OF POLICY

- A. Each department is responsible for administering disciplinary actions to employees within the guidelines and requirements of each respective department's operating environment. All disciplinary actions should be issued in accordance with the Horry County Disciplinary Action Procedures on a case-by-case basis, based on the circumstances, and based on the particular deficiency or problems identified.
- B. The following disciplinary actions are available for use by supervision:
  - 1. Oral reprimand
  - 2. Written Reprimand
  - 3. Suspension
  - 4. Mandatory participation in Employee Assistance Program (with prior Human Resources consultation)
  - 5. Demotion
  - 6. Discharge
  - 7. Reimbursement of incurred County costs

On a case-by-case basis, Department Heads may utilize any and all of the above actions based on circumstances and problems.

In addition, after appropriate review and approval by the Assistant County Administrator, Department Heads may utilize discharge for any or no reason, for cause or no cause, as Horry County Government is an employment-at-will organization.

If required by the Assistant County Administrator, suspensions may require advance approval of the Assistant County Administrator and/or review by Human Resources.

Human Resources' role in disciplinary actions is in an advisory capacity only: providing support and recommendations. Human Resources does not have the authority to issue disciplinary actions to employees or discharge employees, **including administrative discharges**, for any reason outside of the Human Resources Department staff. **Human Resources staff are those employees assigned to the Human Resources Department, department 105, under the direction of the human resources director.**



## SECTION 6

### EMPLOYMENT STATUS AND CHANGES

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#### 6.9 SEPARATIONS

##### C. Dismissals

1. A dismissal is a Disciplinary action taken by the Department Head, upon review and approval of the Assistant County Administrator to discharge an employee from County Service. Dismissals require advance approval from the Assistant County Administrator and consultation with Human Resources. The County Administrator has the authority to overturn dismissal decisions as outlined in Section 2.
2. All dismissal notices shall be in writing and submitted to the employee stating the reason for the dismissal. The written submission of dismissal of the employee may occur before or after dismissal, depending on extenuating circumstances.
3. An employee whose employment is involuntarily terminated is not eligible for rehire. However, the County Administrator *may* waive this prohibition under extenuating circumstances. **The former employee must contact HR regarding the procedures and guidelines to appeal the former employee's employment status. The former employee must contact HR prior to applying for any position with the County.**

#### 6.10 PERSONNEL SETTLEMENT AGREEMENTS

1. ~~With the exception of Worker's Compensation cases or Unemployment Compensation cases,~~ **"With the exception of Worker's Compensation cases, Unemployment Compensation cases, or cases otherwise handled by the County's insurance carrier,** the Administrator or County Attorney shall advise County Council of the terms of any Settlement Agreement involving personnel matters. ~~No Settlement Agreement shall be considered as final until approved by Council.~~ Personnel settlement agreements of \$10,000 or greater charged to any County fund must be approved by Council before considered final.



COUNTY OF HORRY

STATE OF SOUTH CAROLINA

Ordinance 133-2022

**AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE A 28.2 ACRE PORTION OF PIN 45800000002 FROM COMMERCIAL FOREST AGRICULTURE (CFA) TO MULTI-RESIDENTIAL DISTRICT (MRD 2)**

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

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

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

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

**WHEREAS**, Horry County Council finds that the request to rezone the property from Commercial Forest Agriculture (CFA) to Multi-Residential District (MRD 2) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

1) **Amendment of Official Zoning Maps of Horry County:**

Parcel(s) of land identified by PIN 45800000002 and currently zoned Commercial Forest Agriculture (CFA) is hereby rezoned to Multi-Residential District (MRD 2), as included in **Attachment A** titled "Rezoning Map". and **Attachment B** titled "Scipio Tract Conceptual Plan" and shall include the following design standards:

**A. Density**

Use	Maximum # of Units	Maximum Gross Density	Maximum Net Density
Townhomes	180	6.4 du/ac	7.6 du/ac

**B. Dimension Standards**

Minimum Lot Area (in sq.ft.)	Minimum Setbacks (in feet)				Minimum Building Separation (in feet)	Maximum Height (in feet)
	Front	Side	Rear	Corner Side		
N/A	20	5	10	15	10	40

**C. Sustainable Development Standards**

1. Community gardening: A one thousand (1,000) square foot plot for every twenty-five (25) units. If less than twenty-five (25) units are proposed, one (1) one thousand (1,000) square foot plot shall suffice. The community garden shall be centrally located and accessible from all proposed residential units. Said garden/s shall be owned in common and kept in perpetuity. Maintenance shall be the responsibility of the common ownership.
2. All residential lots shall abut active or passive recreational open space as defined by the open space requirements in article 4 of the land development regulations on at least one (1) side. A road internal to the development may separate lots from the open space. Sidewalks more than four and one-half (4½) feet in width shall count as recreational open space so long as such walkways are adjacent, or located directly across the



street, to all residential lots. Easements for ponds, lakes and wetlands shall not count as recreational open space.

3. All residential lots shall abut active or passive recreational open space as defined by the open space requirements in article 4 of the land development regulations on at least one (1) side. A road internal to the development may separate lots from the open space. Sidewalks more than four and one-half (4½) feet in width shall count as recreational open space so long as such walkways are adjacent, or located directly across the street, to all residential lots. Easements for ponds, lakes and wetlands shall not count as recreational open space.
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

**AND IT IS SO ORDAINED, ENACTED AND ORDERED** this 7<sup>th</sup> day of February, 2023.

**HORRY COUNTY COUNCIL**

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Johnny Gardner, Chairman

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

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

Attest:

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Clerk to Council

First Reading: November 15, 2022  
Second Reading: December 13, 2022  
Third Reading: February 7, 2023



# HORRY COUNTY REZONING REVIEW SHEET

Energyov #: 059436 Advertisement & Mailout Date : 10-13-2022 Date Posted: 10-12-2022 # Property Owners Notified: 45 Report Date: 10-3-2022 BY: GEH

## PROPERTY INFORMATION

Applicant	Thomas & Hutton	Rezoning Request #	2022-10-001
PIN #	458-00-00-0002 (Portion)	County Council District #	4 - Loftus
Site Location	Scipio Ln in Myrtle Beach	Staff Recommendation	Approval
Property Owner	Archie Howell Jr ETAL	PC Recommendation	Approval 8:1
		Size (in acres) of Request	28.2

## ZONING INFORMATION

Current Zoning	CFA
Proposed Zoning	MRD 2
Proposed Use	180 Townhomes
Character of the Area	Residential & Commercial

## LOCATION INFORMATION

Flood Information	X
Wetland Information	4.6 acres (Portion)
Utilities	Public
Fire in miles	0.35 – Station 20 (Career)
EMS in miles	0.35 – Station 20 (Career)

## ADJACENT PROPERTIES

CFA	CFA	CFA
MSF 10	Subject Property	RC
MSF 10	PA 1	MSF 10

## COMMENTS

Comprehensive Plan District: Suburban & Scenic & Conservation	Overlay/Area Plan: Burgess Community Area Plan
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**Discussion:** The applicant is requesting to rezone from CFA to MRD 2 for 180 Townhomes with a gross density of 6.4 du/ac and a net density of 7.6 du/ac. The plan proposes three sustainable development criteria: 1) Internal sidewalks 2) Community garden 3) 100% increase in active open space, and external sidewalks along with perimeter buffers that vary in width. The applicant has requested a design modification to allow a single 66' access and an emergency gated access to serve the project.

The future land use designation is Scenic & Conservation. The Imagine 2040 Comprehensive Plan states the desired development pattern is "limited development. These areas are important for the ecosystem services (flood control, stormwater filtration, clean air), educational and research opportunities, and for nature-based recreation."

However, "in cases where more site-specific information, such as wetland delineations and soil data, is available to show that a property or a portion of a property is not environmentally constrained, that information may be presented to the Planning Commission to be considered for uses other than those defined within the recommended land use list or described development pattern. The proposed development would need to be consistent with character of the community and not adversely impact the surrounding landscape. Development would need to address natural hazards, stormwater, public safety, access management, and wildlife through design, mitigation measures, capital improvements, or other necessary tools."

"If development is deemed appropriate, it should incorporate best management practices for protecting environmentally sensitive areas and water quality, in addition to avoiding natural hazards and addressing public safety issues."

**Public Comment: 11/3/2022** Bob Ziegler with the Greater Burgess Community Association and Cad Holmes spoke in opposition of the request. Their concerns were traffic, density, buffers and stormwater. Walter Warren was present to address questions and concerns.

Proposed Improvements	
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## TRANSPORTATION INFORMATION

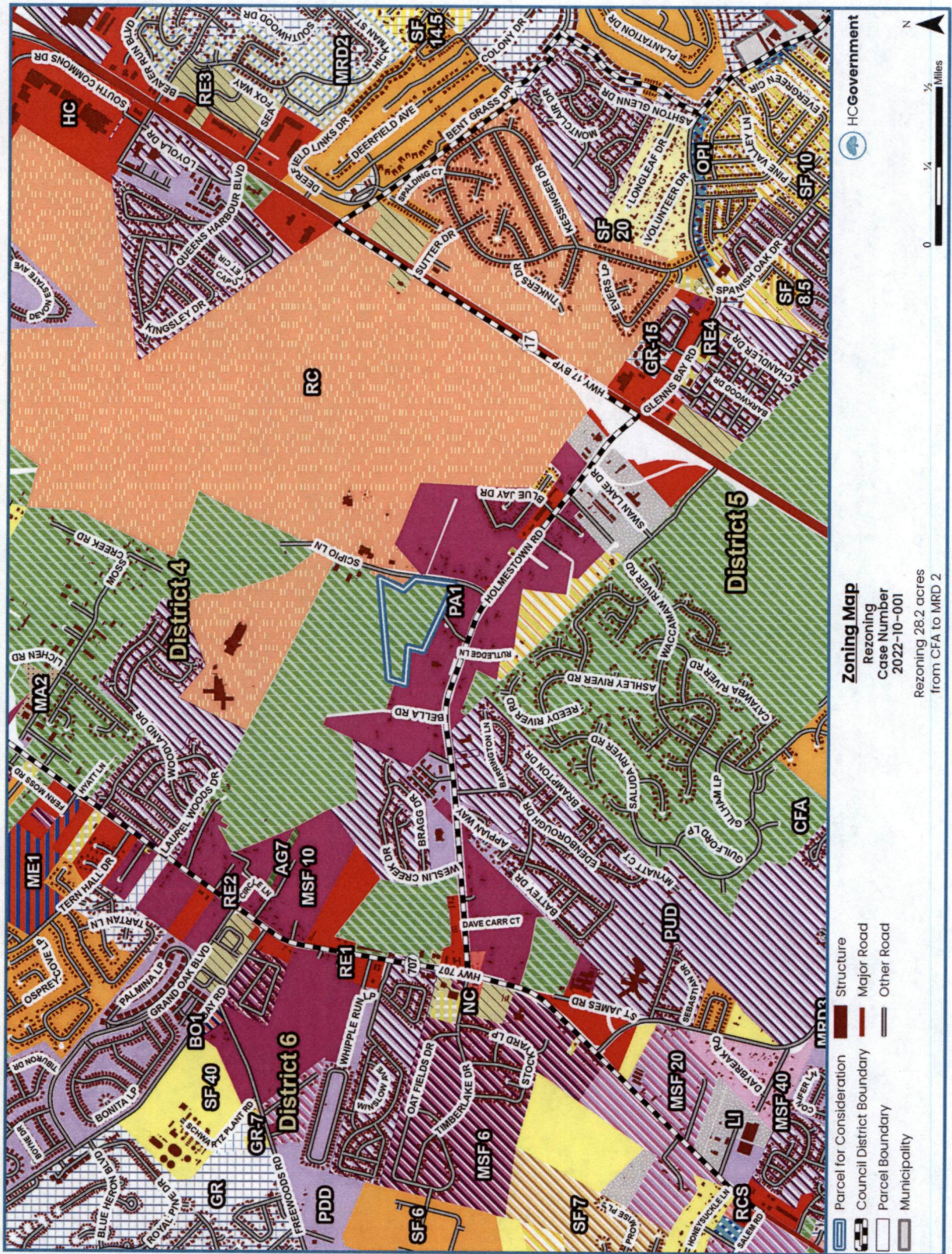
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 750		Functional Capacity	2022-2023 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	1,100 / 1,100	St. James High	1,577	1,775	113%
Existing Road Conditions	County, Paved, Two-lane	St. James Intermediate	1,092	842	77%
Rd, Station, Traffic AADT (2021) % Road Capacity	S-1240 Holmestown Rd, Station (700) 21,900 AADT 55-60%	Burgess Elementary	714	638	89%

## HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
DIMENSIONAL STANDARDS	MRD 2	CFA Comm / Res	MSF 10	RC (Commercial)	PA 1	CFA Comm / Res
Min. Lot Size (in square feet)	N/A	43,560 / 21,780	10,000	25,000	21,780	43,560 / 21,780
Front Setback (in feet)	20	60 / 40	25	40	50	60 / 40
Side Setback (in feet)	5	25 / 15	10	30	10	25 / 15
Corner Side Setback (in feet)	15	37.5 / 22.5	15	45	15	37.5 / 22.5
Rear Setback (in feet)	10	40 / 25	15	25	15	40 / 25
Bldg. Height (in feet)	40	35	35	Unlimited	36 per 1/2 acre not to exceed 300	35

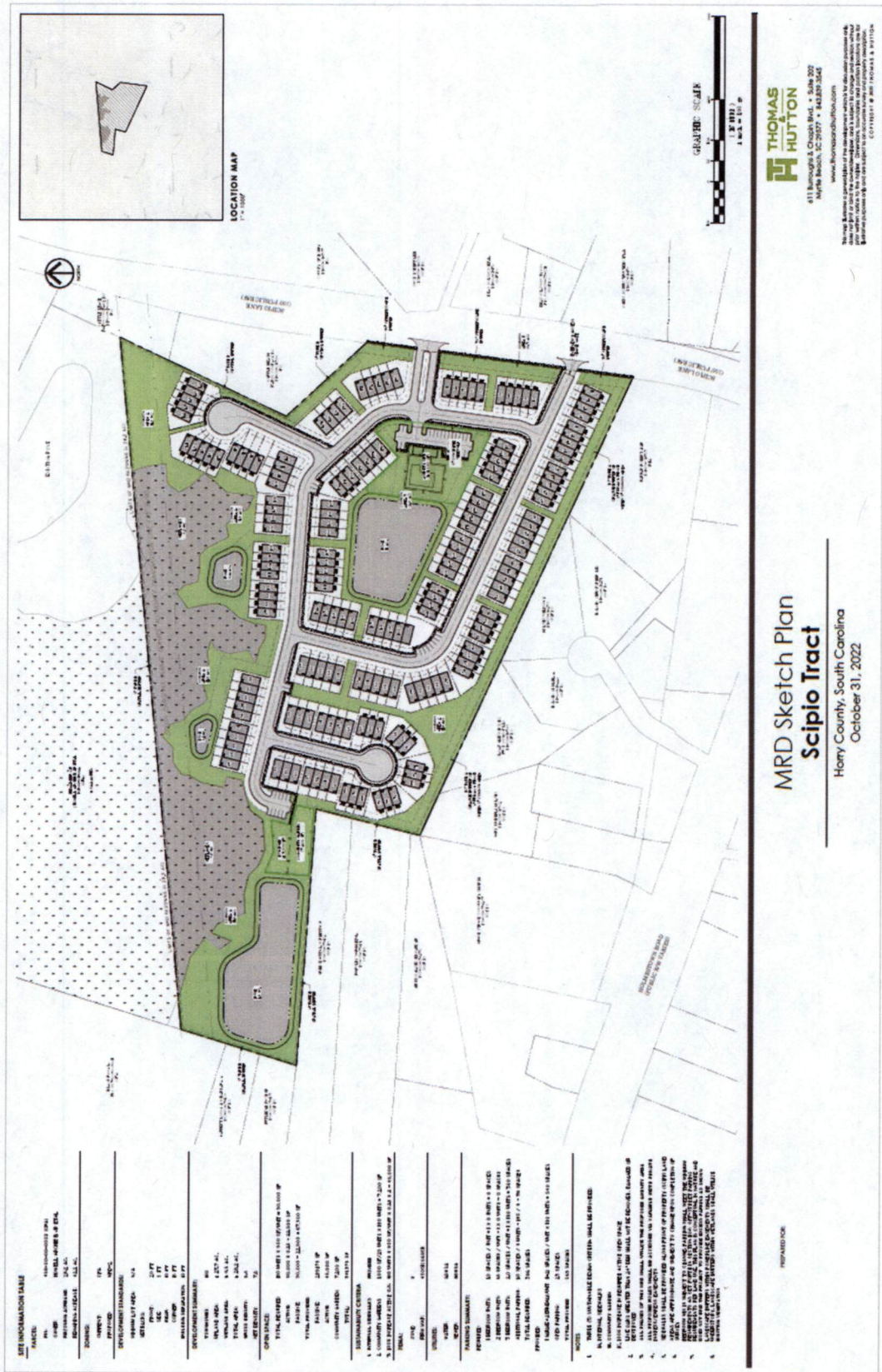


# Attachment A – Rezoning Map

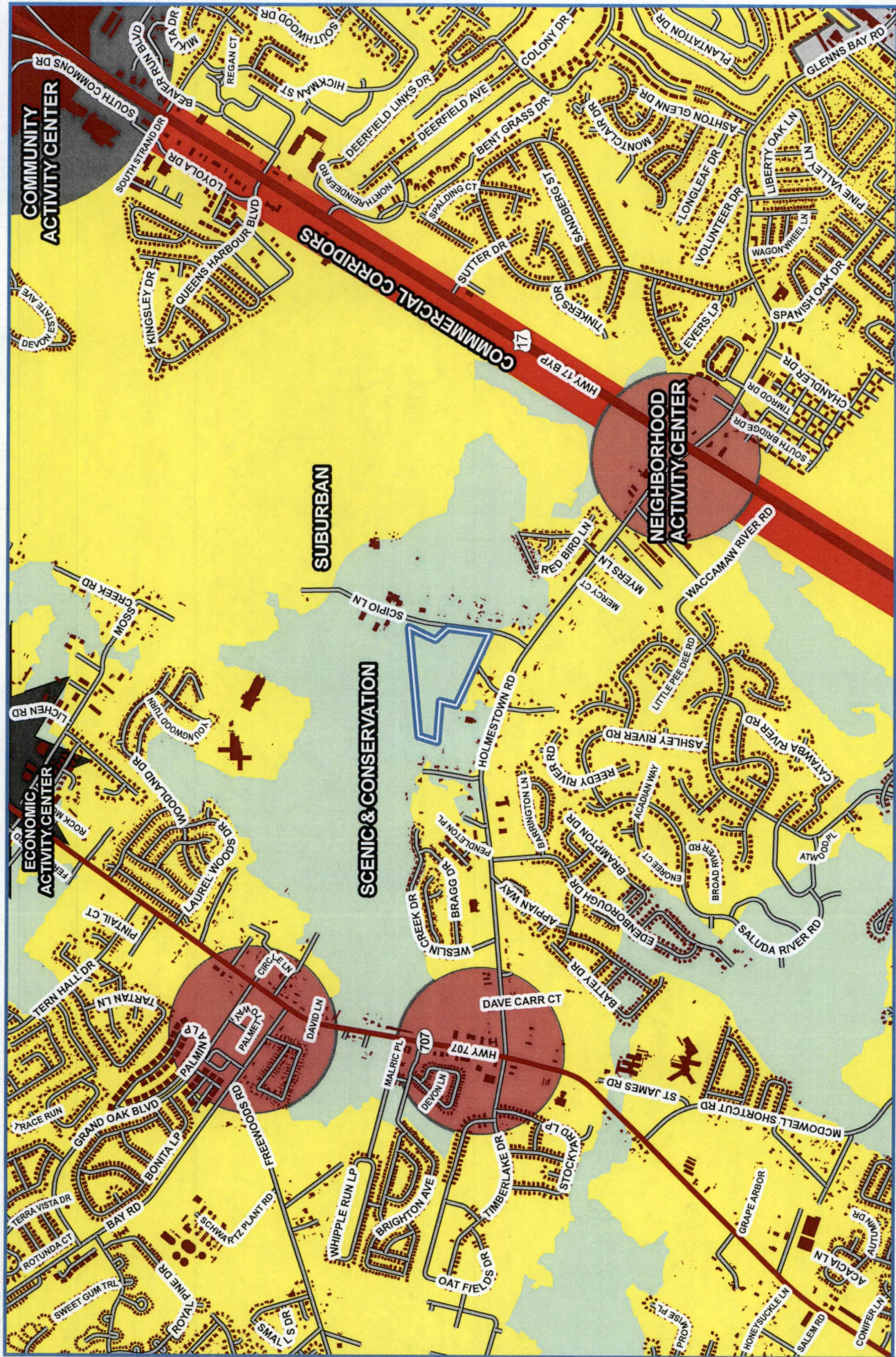




# Attachment B – Scipio Tract Conceptual Plan







**Future Land Use Map**

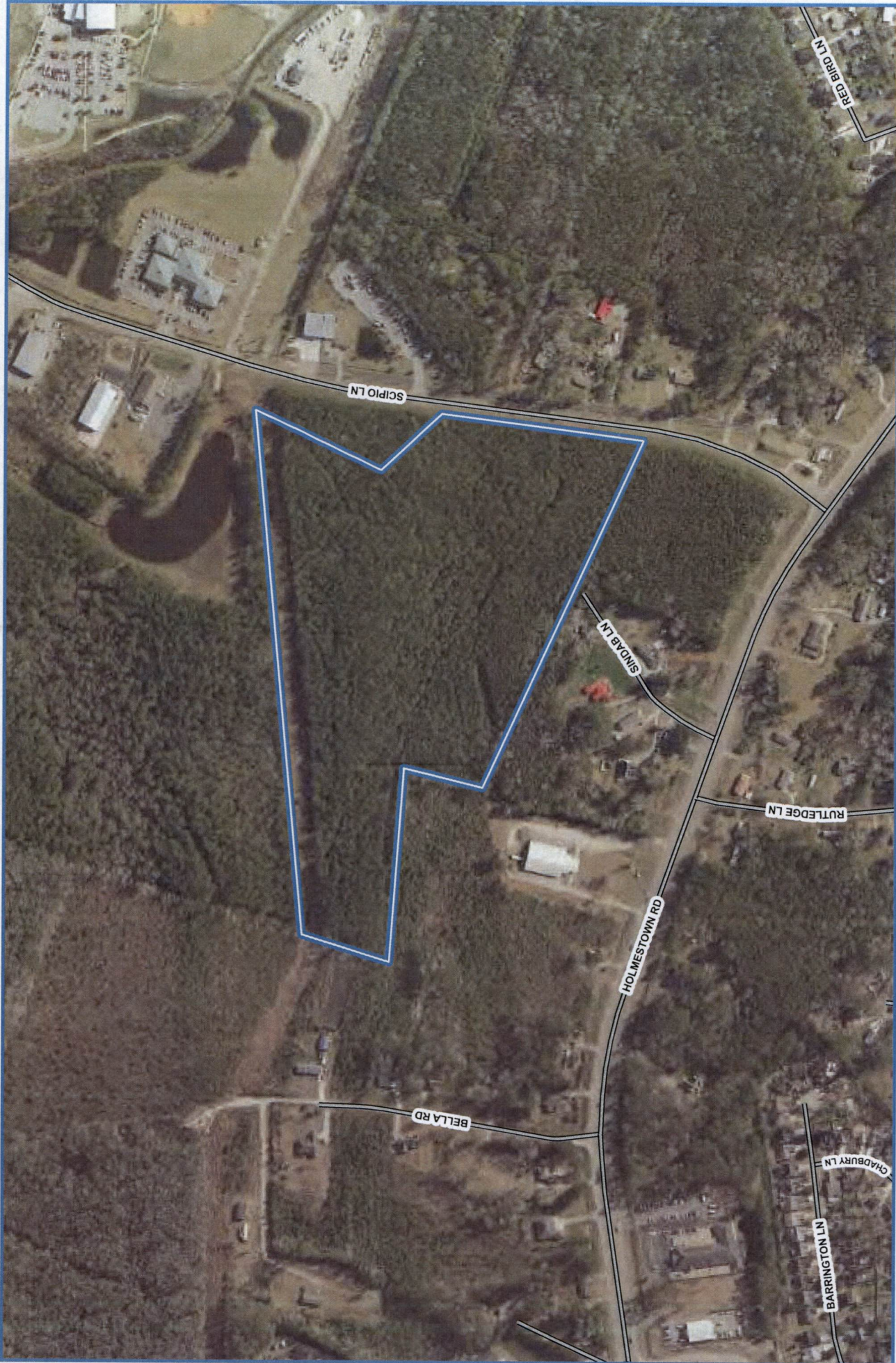
- Parcel for Consideration
- Parcel Boundary
- Municipality
- Structure
- Major Road
- Other Road



Rezoning  
Case Number  
2022-10-001  
Rezoning 28.2 acres  
from CFA to MRD 2

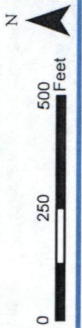






**Aerial Map**

Rezoning  
Case Number  
2022-10-001  
Rezoning 28.2 acres  
from CFA to MRD 2

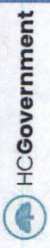
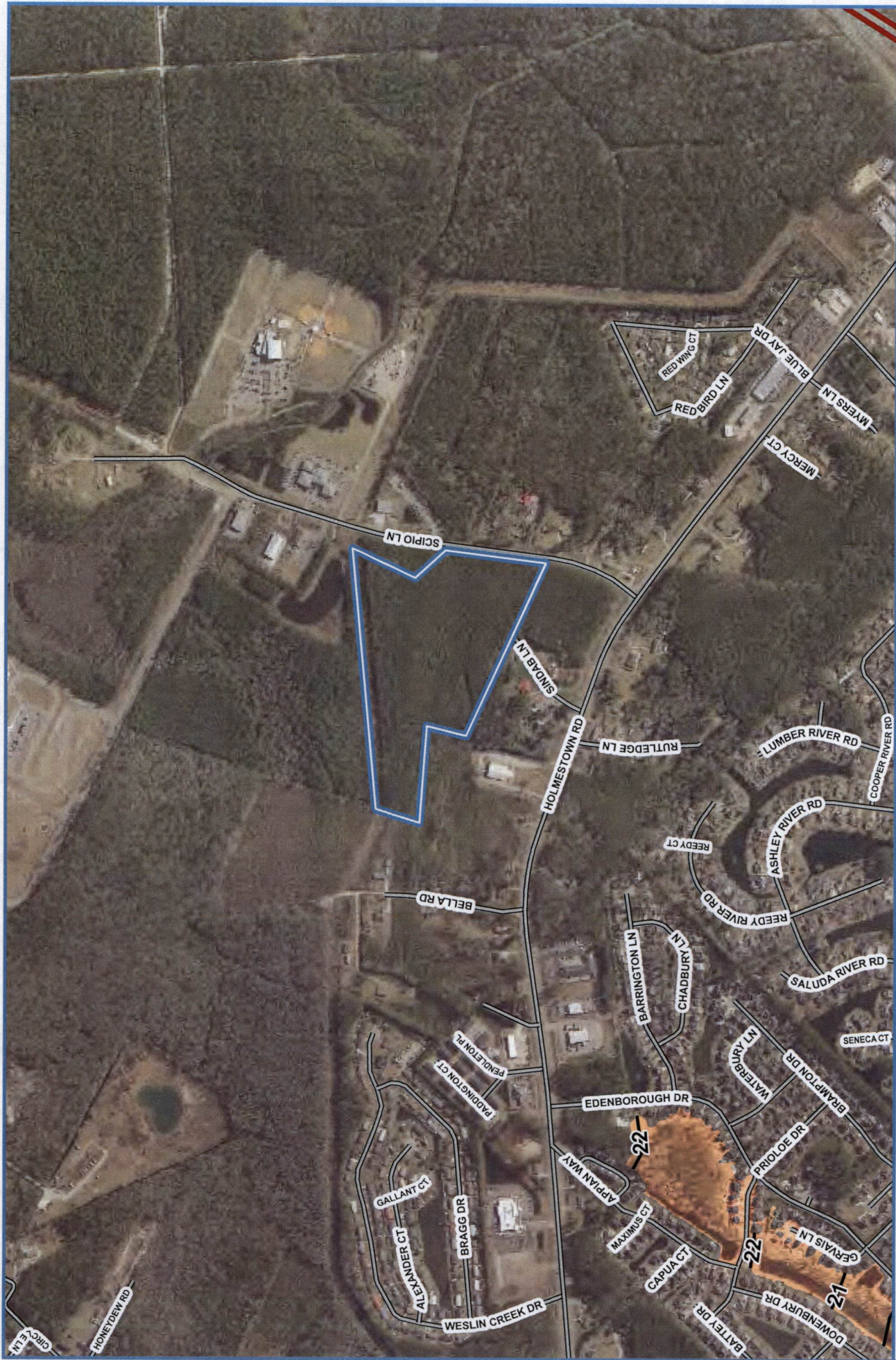


Parcel for Consideration

Other Road







### Flood Map

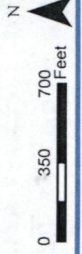
Rezoning  
Case Number  
2022-10-001  
Rezoning 28.2 acres  
from CFA to MRD 2

Parcel for Consideration Preliminary Base Flood Elevation (BFE)

AE - Special Flood Hazard Area

Major Road

Other Road





COUNTY OF HORRY

STATE OF SOUTH CAROLINA

Ordinance 01-2023

**AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 36611010006 FROM RESIDENTIAL (SF 40) TO RESIDENTIAL (SF 14.5)**

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

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

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

**WHEREAS**, Horry County Council finds that the request to rezone the property from Residential (SF40) to Residential (SF 14.5) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**  
Parcel(s) of land identified by PIN 36611010006 and currently zoned Residential (SF 40) is hereby rezoned to Residential (SF 14.5), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

**AND IT IS SO ORDAINED, ENACTED AND ORDERED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**HORRY COUNTY COUNCIL**

\_\_\_\_\_  
Johnny Gardner, Chairman

Jenna L. Dukes, District 1	Bill Howard, District 2
Dennis DiSabato, District 3	Gary Loftus, District 4
Tyler Servant, District 5	Cam Crawford, District 6
Tom Anderson, District 7	Michael Masciarelli, District 8
R. Mark Causey, District 9	Danny Hardee, District 10
Al Allen, District 11	

Attest:

\_\_\_\_\_  
Clerk to Council

First Reading: January 24, 2023  
Second Reading: February 7, 2023  
Third Reading:



# HORRY COUNTY REZONING REVIEW SHEET

Energov #: 60186 Advertisement & Mailout Date: 12-15-2022 Date Posted: 12-13-022 # Property Owners Notified: 29 Report Date: 12-8-2022 BY: GHS

## PROPERTY INFORMATION

Applicant	Benjamin Delamar	Rezoning Request #	2022-12-007
PIN #	366-11-01-0006	County Council District #	10 - Hardee
Site Location	Hwy 90 in Conway	Staff Recommendation	Approval
Property Owner	Mykayla Melton	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	1.18

## ZONING INFORMATION

Current Zoning	SF 40
Proposed Zoning	SF 14.5
Proposed Use	Subdivide 3 lots
Character of the Area	Residential

## LOCATION INFORMATION

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

## ADJACENT PROPERTIES

SF 40	SF 40	MSF 20
SF 20	Subject Property	MSF 40
SF 20	SF 20	MSF 40

## COMMENTS

Comprehensive Plan District: Suburban and Scenic & Conservation	Overlay/Area Plan: Airport Environs Overlay
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**Discussion:** The applicant is requesting to rezone from SF 40 to SF 14.5 in order to subdivide 3 lots. The future land use designation is Suburban and Scenic & Conservation. The Imagine 2040 Comprehensive Plan states "residential development should have a density between 3-7 gross units per acre within major subdivisions and as small as 6,000 sq ft for individual, single family lots." The property is surrounded by SF 20 and MSF 40 zoning.

**Public Comment:** 01/05/2023 Benjamin Delamar was present to address any questions and concerns. There was no public input.

Proposed Improvements	
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## TRANSPORTATION INFORMATION

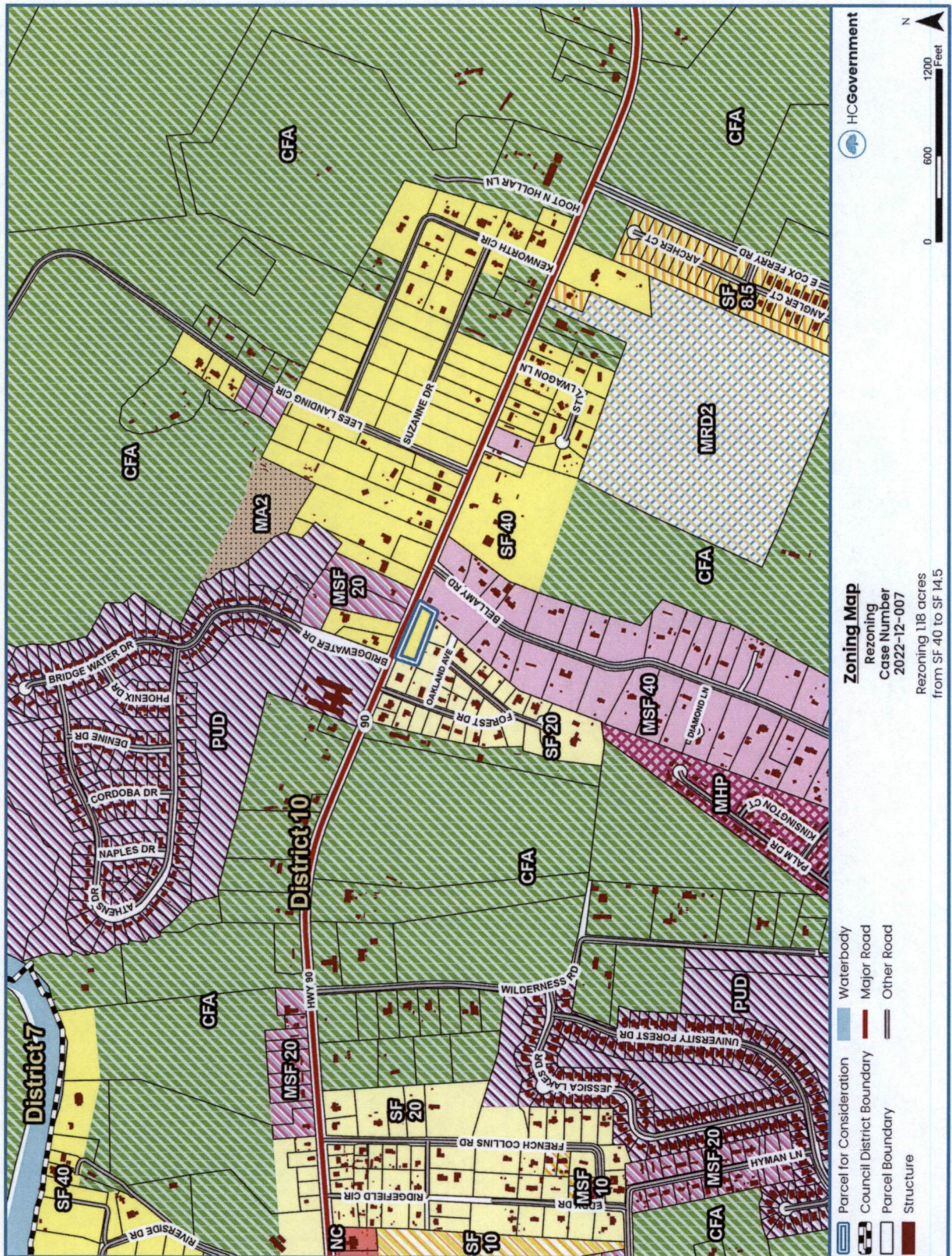
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 8		Functional Capacity	2022-2023 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16 / 24	Carolina Forest High	2,388	2,802	117%
Existing Road Conditions	State, Paved, Two-lane	Black Water Middle	859	765	89%
Rd, Station, Traffic AADT (2021) % Road Capacity	SC 90, Station (223) 8,800 AADT 60-65%	Waccamaw Elementary	863	1,013	117%

## HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY

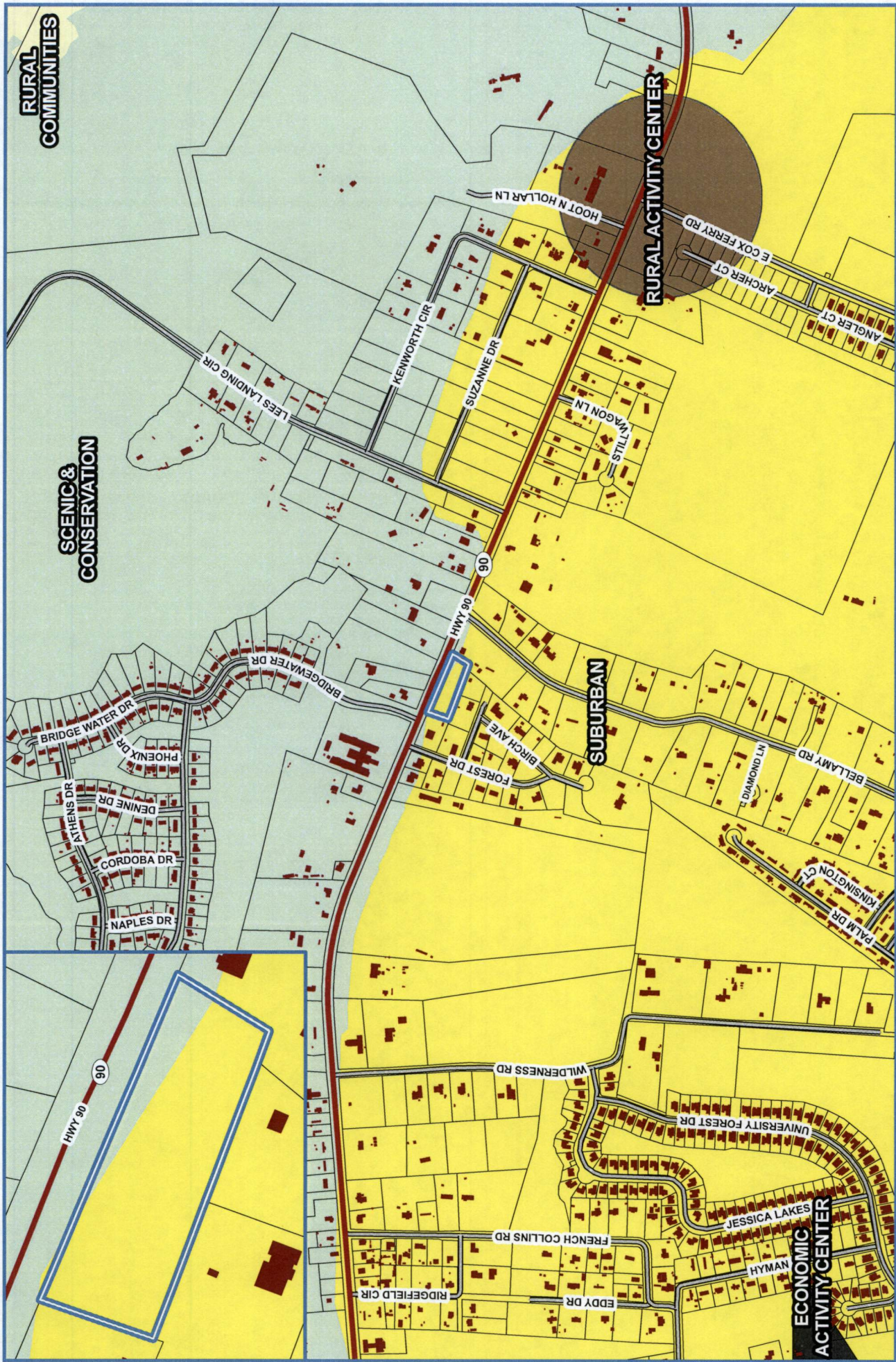
DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF 14.5	SF 40	MSF 20	SF 40	SF 20	MSF 40
Min. Lot Size (in square feet)	14,500	40,000	20,000	40,000	20,000	40,000
Front Setback (in feet)	60	60	60	60	60	60
Side Setback (in feet)	10	20	15	20	15	20
Corner Side Setback (in feet)	15	30	22.5	30	22.5	30
Rear Setback (in feet)	15	30	25	30	25	30
Bldg. Height (in feet)	35	35	35	35	35	35



# Attachment A – Rezoning Maps







### Future Land Use Map

Rezoning Case Number 2022-12-007  
 Rezoning 118 acres from SF 40 to SF 14.5





Parcel for Consideration

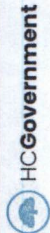
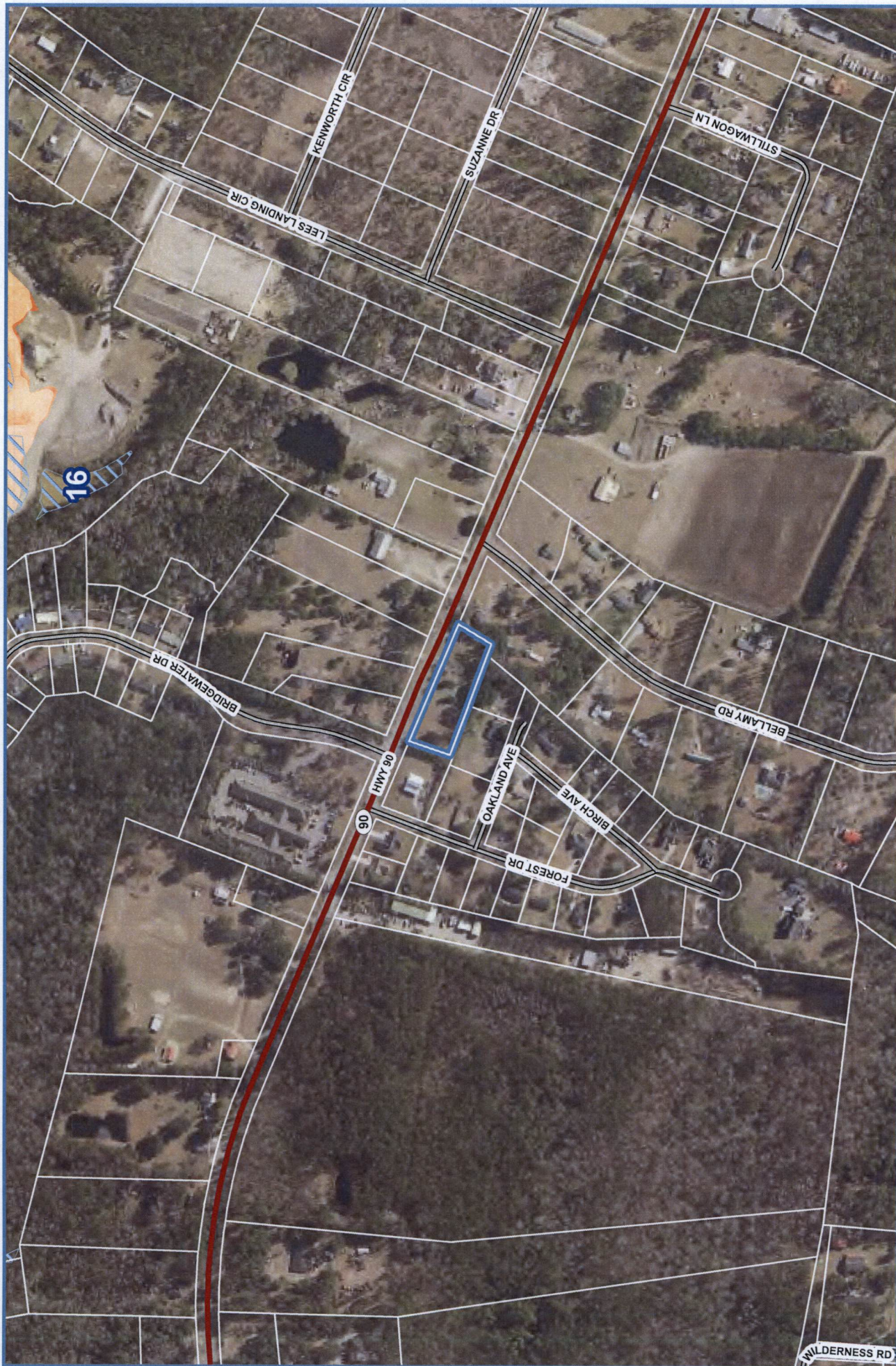
Major Road  
Other Road

### Aerial Map

Rezoning  
Case Number  
2022-12-007

Rezoning 118 acres  
from SF 40 to SF 14.5



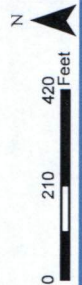


### Flood Map

Rezoning  
Case Number  
2022-12-007

Rezoning 1.18 acres  
from SF 40 to SF 14.5

- Parcel for Consideration
- Major Road
- Other Road
- Supplemental Flood Zone
- AE - Special Flood Hazard Area
- 0.2% Annual Chance Flood Hazard





COUNTY OF HORRY

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)  
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Ordinance 02-2023

STATE OF SOUTH CAROLINA

**AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE A 9.48 ACRE PORTION OF PIN 27900000043 FROM HIGHWAY COMMERCIAL (HC) TO MOBILE HOME PARK (MHP)**

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

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

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

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

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

1) **Amendment of Official Zoning Maps of Horry County:**

Parcel(s) of land identified by PIN 27900000043 and currently zoned Highway Commercial (HC) is hereby rezoned to Mobile Home Park (MHP), as included in **Attachment A** titled "Rezoning Map".  
and **Attachment B** titled "Aynor Tract Conceptual Plan" and shall include the following design standards:

**A. Density**

Use	Maximum # of Units	Maximum Gross Density
Manufactured Homes	348	4 du/ac

**B. Dimension Standards**

Minimum Lot Area (in sq.ft.)	Minimum Setbacks (in feet)				Minimum Building Separation (in feet)	Maximum Height (in feet)
	Front	Side	Rear	Corner Side		
5 acres	35	25	25	35	20	35

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

**AND IT IS SO ORDAINED, ENACTED AND ORDERED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.



## HORRY COUNTY COUNCIL

---

Johnny Gardner, Chairman

Jenna L. Dukes, District 1	Bill Howard, District 2
Dennis DiSabato, District 3	Gary Loftus, District 4
Tyler Servant, District 5	Cam Crawford, District 6
Tom Anderson, District 7	Michael Masciarelli, District 8
R. Mark Causey, District 9	Danny Hardee, District 10
Al Allen, District 11	

Attest:

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Clerk to Council

First Reading:	January 24, 2023
Second Reading:	February 7, 2023
Third Reading:	



# HORRY COUNTY REZONING REVIEW SHEET

Energov #: 60192 Advertisement & Mailout Date : 12-15-2022 Date Posted: 12-13-2022 # Property Owners Notified: 13 Report Date: 12-9-2022 BY: GHS

PROPERTY INFORMATION			
Applicant	DDC Engineers	Rezoning Request #	2022-12-008
PIN #	279-00-00-0043	County Council District #	11 - Allen
Site Location	Hwy 501 in Conway	Staff Recommendation	Approval
Property Owner	Blackwater, LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	9.48 (Portion)

ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	HC	Flood Information	X	CFA	CFA	CFA
Proposed Zoning	MHP	Wetland Information	1.18 acres of wetlands and 700 linear feet of tributary	FA	Subject Property	MRD 1
Proposed Use	348 manufactured homes	Utilities	Public	FA	FA	CFA
Character of the Area	Rural residential	Fire in miles	5.25 – Station 27 (Career)			
		EMS in miles	5.25 – Station 27 (Career)			

## COMMENTS

Comprehensive Plan District: Rural	Overlay/Area Plan:
------------------------------------	--------------------

**Discussion:** The applicant is requesting to rezone a 9.48-acre portion (87.1 acres total) from Highway Commercial to Mobile Home Park. The parent tract is split-zoned with 77.62 acres currently zoned MHP. The applicant intends to develop the MHP. The project will consist of a 348 unit manufactured home community with a gross density of 4 du/ac. The plan proposes 5,000 sqft lots with an access on Hwy 501 and one on Dog Bluff Rd. The property falls within an ISO 10 area. The closest fire station is Allens (station 27), which is 5.25 miles away.

The future land use designation is Rural. The Imagine 2040 Comprehensive Plan states the desired development pattern is "active working lands, such as farms and forests, and large single family lots or family subdivisions with a minimum lot size of ½ an acre or maximum of 2 net units per acre."

**Public Comment: 01/05/2023** Mike Wooten was present to answer any questions and concerns. Katrina Morrison and Gerald Blackmon spoke in opposition of the request. Their concerns were stormwater, traffic, and buffers.

Proposed Improvements	
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TRANSPORTATION INFORMATION		HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 4,000		Functional Capacity	2022-2023 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	2,784 / 3,000	Aynor High	1,059	783	74%
Existing Road Conditions	501: State, Paved, Four-lane, Divided. Dog Bluff: State, Pave, Two-lane	Aynor Middle	707	758	107 %
Rd, Station, Traffic AADT (2021) % Road Capacity	US 501, Station (105) 26,600 AADT 65-70%	Aynor Elementary	714	819	115%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MHP	HC Comm / Res	MHP	CFA Comm / Res	FA	MRD 1 Woodland Farms
Min. Lot Size (in square feet)	5 acres	10,000 / 6,000	5 acres	43,560 / 21,780	21,780	7,000
Front Setback (in feet)	35	50 / 20	35	60 / 40	40	15
Side Setback (in feet)	25	10	25	25 / 10	10	5
Corner Side Setback (in feet)	35	15	35	37.5 / 15	15	15
Rear Setback (in feet)	25	15	25	40 / 15	15	10
Bldg. Height (in feet)	35	120 / 35	35	35	35	35



**Zoning Map**  
Resoning Case Number 2022-12-008  
Resoning 9.48 acres from HC to MHP

**Legend:**  
 - Parcel for Consideration: Blue outline  
 - Council District Boundary: Thick red line  
 - Major Road: Red line  
 - Other Road: Thin red line  
 - Parcel Boundary: Thin black line

**Scale:** 0 to 2000 Feet

**HC Government**



<b>LEGEND</b>	<b>LAND USE SCHEDULE</b>	<b>UNITS</b>
PROPERTY BOUNDARY	USE	348
POTENTIAL WETLANDS	20' x 110'	348
MOBILE HOMES		

<b>SITE SUMMARY:</b>	<b>LAND USE SCHEDULE:</b>
PLAT # 0840000004	USE
TOTAL ACRES: 127.1 ACRES	20' x 110'
(25.9 ACRES MINUS POWER EASEMENT)	
D.U.A.: 3.6 LOTS/ACRE	
SERIES:	
37' x 100'	
25' - REST OF PARCEL	
MAX BUILDING HEIGHT: 35 FT	

<b>ALL UNITS MUST BE SEPARATED BY AT LEAST TWENTY (20) FEET FROM ANY UNIT OR ROADWAY WITHIN THE MOBILE HOME PARK.</b>
<b>INTERNAL PROPOSED RIGHT OF WAY ARE 20' PRIVATE ROADS. PRIMARY AND SECONDARY ENTRANCES ARE 50' PRIVATE.</b>
<b>ON STREET PARKING REQUIREMENT: 25' OF PAVEMENT WIDTH ON ACCESS STREET AND 30' ON SUBCOLLECTOR</b>

**DOC Engineers**  
INCORPORATED  
1000 S. KENNESAW BLVD., SUITE 100  
KENNESAW, GA 30144  
PHONE: (404) 426-1200  
FAX: (404) 426-1201  
WWW.DOCENGINEERS.COM

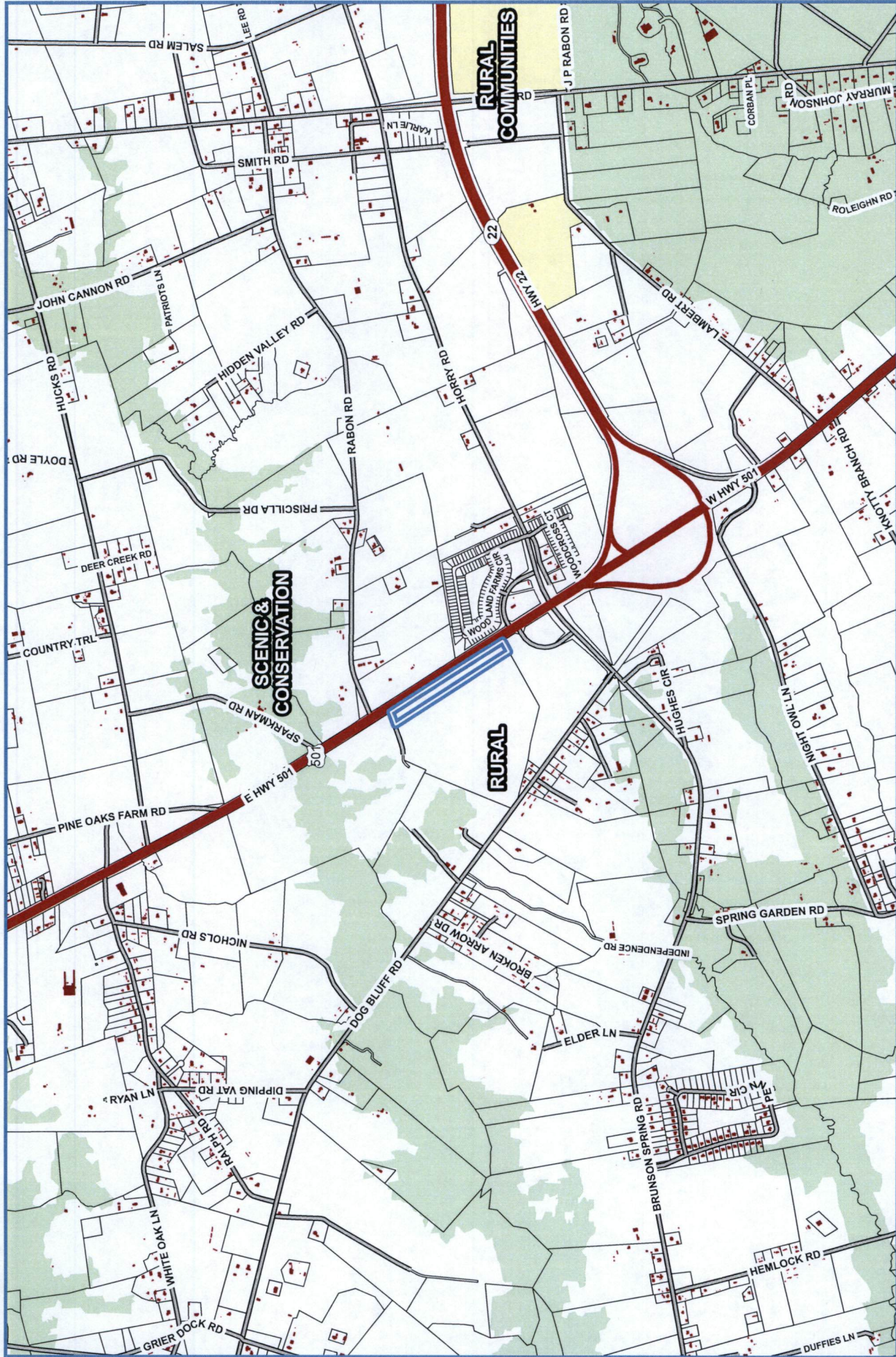
**BLACKWATER, LLC**  
PO BOX 606  
ATLANTA, GA 30308

**YVONNE TRACT**  
CONCEPTUAL PLAN  
USDA/BLM  
ATLANTA COUNTY  
SITE PLAN

DATE: 11/10/2011  
DRAWN BY: J. D. DAVIS  
CHECKED BY: J. D. DAVIS  
SCALE: AS SHOWN

11.01

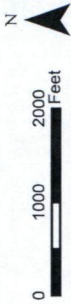




- Parcel for Consideration
- Parcel Boundary
- Structure
- Major Road
- Other Road

**Future Land Use Map**

Rezoning  
Case Number  
2022-12-008  
Rezoning 9.48 acres  
from HC to MHP





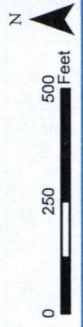
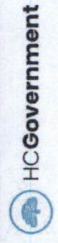


Parcel for Consideration

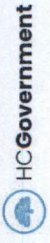
- Major Road
- Other Road

**Aerial Map**

Rezoning  
Case Number  
2022-12-008  
Rezoning 9.48 acres  
from HC to MHP







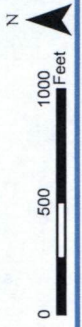
### Flood Map

Rezoning  
Case Number  
2022-12-008  
Rezoning 9.48 acres  
from HC to MHP

Parcel for Consideration Preliminary Base Flood Elevation (BFE)

AE - Special Flood Hazard Area

- Major Road
- Other Road





COUNTY OF HORRY

STATE OF SOUTH CAROLINA

Ordinance 03-2023

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PINS 27402010003 & 27402010004 FROM RESIDENTIAL (SF10) TO AGRICULTURAL RANCHETTES (AG 6)

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

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

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

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

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

- 1) **Amendment of Official Zoning Maps of Horry County:**  
Parcel(s) of land identified by PIN 27402010003 & 27402010004 and currently zoned Residential (SF 10) is hereby rezoned to Agricultural Ranchettes (AG 6), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**HORRY COUNTY COUNCIL**

\_\_\_\_\_  
Johnny Gardner, Chairman

Jenna L. Dukes, District 1	Bill Howard, District 2
Dennis DiSabato, District 3	Gary Loftus, District 4
Tyler Servant, District 5	Cam Crawford, District 6
Tom Anderson, District 7	Michael Masciarelli, District 8
R. Mark Causey, District 9	Danny Hardee, District 10
Al Allen, District 11	

Attest:

\_\_\_\_\_  
Clerk to Council

First Reading: January 24, 2023  
Second Reading: February 7, 2023  
Third Reading:



# HORRY COUNTY REZONING REVIEW SHEET

Energyov #: 60201 Advertisement & Mailout Date : 12-15-2022 Date Posted: 12-13-2022 # Property Owners Notified: 13 Report Date: 12-9-2022 BY: GHS

PROPERTY INFORMATION			
<b>Applicant</b>	James Fowler & Edwin Salley	<b>Rezoning Request #</b>	2022-12-009
<b>PIN #</b>	274-02-01-0003 & 274-02-01-0004	<b>County Council District #</b>	11 – Allen
<b>Site Location</b>	Corner of Sabrina Ln & Adrian Hwy in Conway	<b>Staff Recommendation</b>	Approval
<b>Property Owner</b>	James Fowler & Edwin Salley	<b>PC Recommendation</b>	Unanimous Approval
		<b>Size (in acres) of Request</b>	10.6

ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
<b>Current Zoning</b>	SF 10	<b>Flood Information</b>	X	FA	FA	FA
<b>Proposed Zoning</b>	AG 6	<b>Wetland Information</b>	1.9 acres	SF 10	Subject Property	FA
<b>Proposed Use</b>	Residential / hobby farm	<b>Utilities</b>	Public	SF 10	FA	FA
<b>Character of the Area</b>	Industrial & rural residential	<b>Fire in miles</b>	2.2 – Station 21 (Volunteer)			
		<b>EMS in miles</b>	5.2 – Station 15 (Career)			

COMMENTS	
<b>Comprehensive Plan District:</b> Rural and Scenic & Conservation	<b>Overlay/Area Plan:</b> Hwy 22 Overlay
<p><b>Discussion:</b> The applicant's are requesting to rezone from SF 10 to AG 6 in order to down-zone their properties and set a new minimum lot size precedent in the area. They are also requesting comprehensive plan amendments from Rural and Scenic &amp; Conservation to just Scenic &amp; Conservation. The parcels are surrounded by SF 10 and CFA zoning and are in close proximity to an Economic Activity Center and the industrial complex, Ascott Valley.</p> <p>The current future land use designation is Scenic &amp; Conservation and Rural. The Imagine 2040 Comprehensive Plan states the desire development pattern is "Active working lands, such as farms and forests, and large single family lots or family subdivisions with a minimum lot size of ½ an acre or maximum of 2 net units per acre."</p>	
<p><b>Public Comment:</b> 01/05/2023 James Fowler and Edwin Salley were present to answer any questions and concerns. There was no public input.</p>	

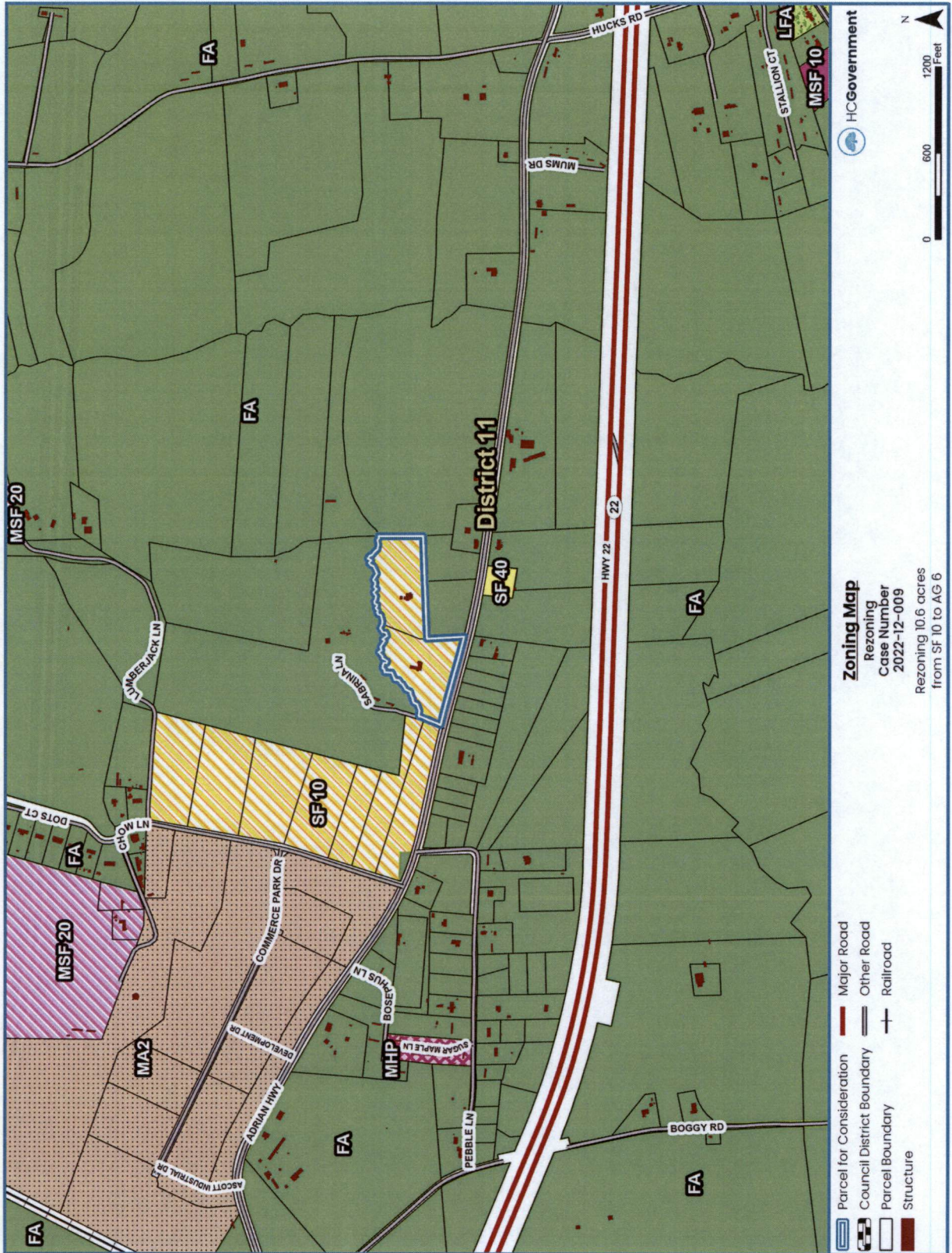
<b>Proposed Improvements</b>	
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TRANSPORTATION INFORMATION		HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY			
<b>Daily Trips based on existing use / Max Daily Trips based on current zoning</b>	16 / 270		<b>Functional Capacity</b>	<b>2022-2023 ADM</b>	<b>Percent Capacity</b>
<b>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</b>	100 / 100	<b>Conway High</b>	2,095	1,438	69%
<b>Existing Road Conditions</b>	State, Paved, Two-lane	<b>Whittemore Park Middle</b>	884	836	95%
<b>Rd, Station, Traffic AADT (2021) % Road Capacity</b>	S-97 (Adrian Hwy), 850 AADT 5-10%	<b>Homewood Elementary</b>	639	675	106%

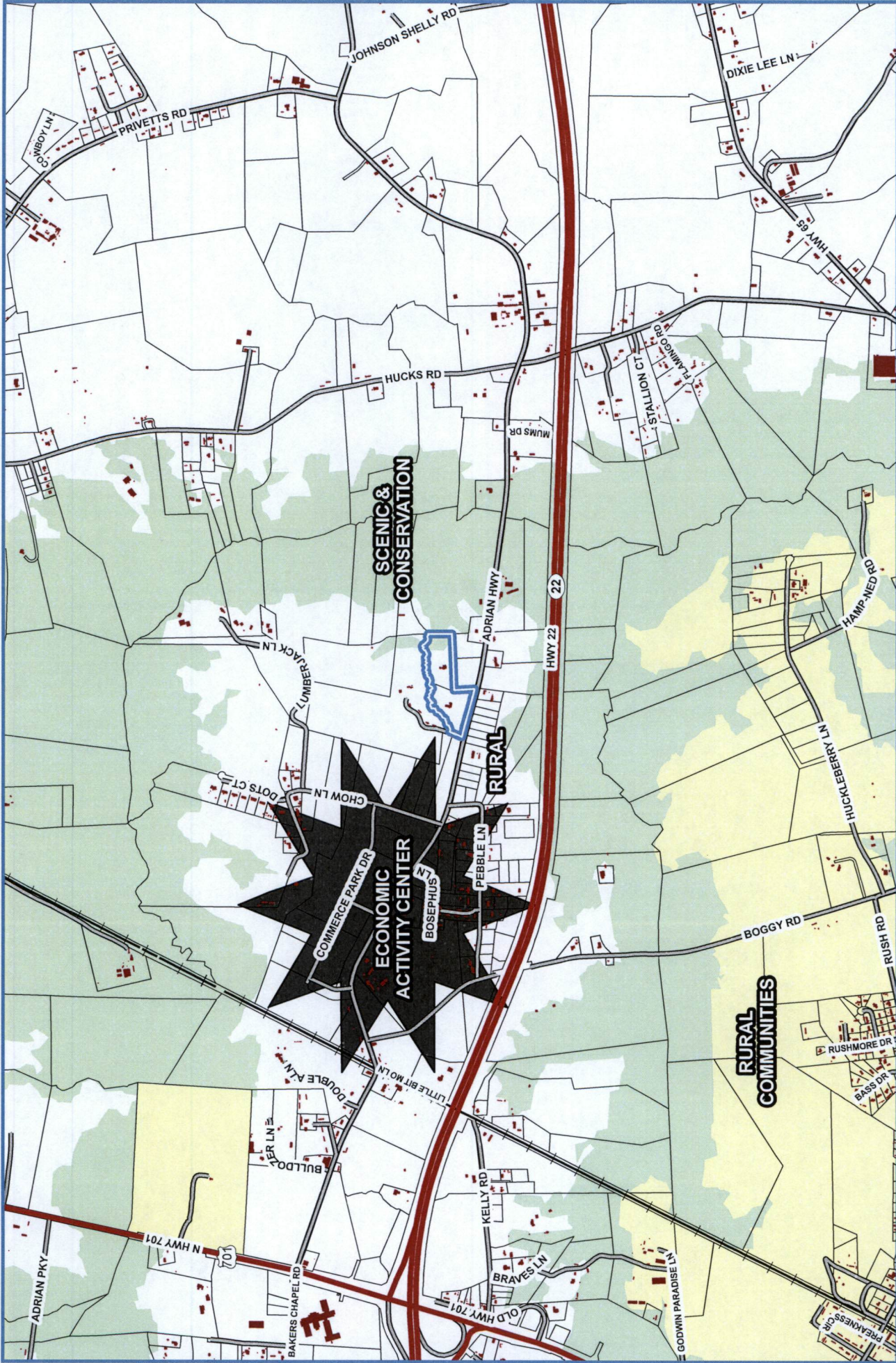
DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG 6	SF 10	FA	SF 10		
<b>Min. Lot Size (in square feet)</b>	1.5 acres	10,000	21,780	10,000		
<b>Front Setback (in feet)</b>	40	25	40	25		
<b>Side Setback (in feet)</b>	15	10	10	10		
<b>Corner Side Setback (in feet)</b>	22.5	15	15	15		
<b>Rear Setback (in feet)</b>	25	15	15	15		
<b>Bldg. Height (in feet)</b>	35	35	35	35		



# Attachment A – Rezoning Maps



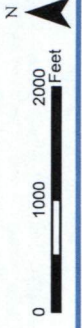




### Future Land Use Map


Rezoning  
Case Number  
2022-12-009  
Rezoning 10.6 acres  
from SF 10 to AG 6


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







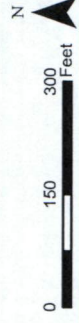
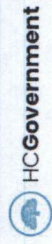
 Parcel for Consideration

 Other Road

### Aerial Map

Rezoning  
Case Number  
2022-12-009

Rezoning 10.6 acres  
from SF 10 to AG 6







 Parcel for Consideration

 Major Road

 Other Road

 Preliminary Base Flood Elevation (BFE)

 AE - Special Flood Hazard Area

### Flood Map

Rezoning  
Case Number  
2022-12-009  
Rezoning 10.6 acres  
from SF 10 to AG 6

**HC Government**

0 250 500 Feet

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COUNTY OF HORRY

STATE OF SOUTH CAROLINA

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)  
)

Ordinance 04-2023

**AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 19214020002 FROM RESIDENTIAL (SF 40) TO RESIDENTIAL (MSF 40)**

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

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

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

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

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

- 1) **Amendment of Official Zoning Maps of Horry County:**  
Parcel(s) of land identified by PIN 19214020002 and currently zoned Residential (SF 40) is hereby rezoned to Residential (MSF 40), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

**AND IT IS SO ORDAINED, ENACTED AND ORDERED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**HORRY COUNTY COUNCIL**

\_\_\_\_\_  
Johnny Gardner, Chairman

Jenna L. Dukes, District 1	Bill Howard, District 2
Dennis DiSabato, District 3	Gary Loftus, District 4
Tyler Servant, District 5	Cam Crawford, District 6
Tom Anderson, District 7	Michael Masciarelli, District 8
R. Mark Causey, District 9	Danny Hardee, District 10
Al Allen, District 11	

Attest:

\_\_\_\_\_  
Clerk to Council

First Reading: January 24, 2023  
Second Reading: February 7, 2023  
Third Reading:



# HORRY COUNTY REZONING REVIEW SHEET

PROPERTY INFORMATION			
Applicant	Amber Ayers	Rezoning Request #	2022-12-005
PIN #	192-14-02-0002	County Council District #	11 - Allen
Site Location	Ellwood Rd off Mill Pond Rd in Galivants Ferry	Staff Recommendation	Approval
Property Owner	Ashwood Holdings, LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	2.75

ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF 40	Flood Information	X	FA	FA	FA
Proposed Zoning	MSF 40	Wetland Information	N/A	SF 40	Subject Property	SF 40
Proposed Use	Manufactured home	Utilities	Septic	SF 40	SF 40	SF 40
Character of the Area	Farmland	Fire in miles	1.55 – Station 28 (Volunteer)			
		EMS in miles	5.61 – Station 15 (Career)			

## COMMENTS

Comprehensive Plan District: Rural	Overlay/Area Plan:
------------------------------------	--------------------

**Discussion:** The applicant is requesting to rezone from SF 40 to MSF 40 to permit a manufactured home. The parcel is surrounded by FA and SF 40 zoning. The future land use designation is Rural. The Imagine 2040 Comprehensive Plan states the desired development pattern is "active working lands, such as farms and forests, and large single family lots or family subdivisions with a minimum lot size of ½ an acre or maximum of 2 net units per acre." The parcel is surrounded by vacant farmland.

**Public Comment:** 01/05/2023 Amber Ayers was present to answer any questions and concerns. There was no public input.

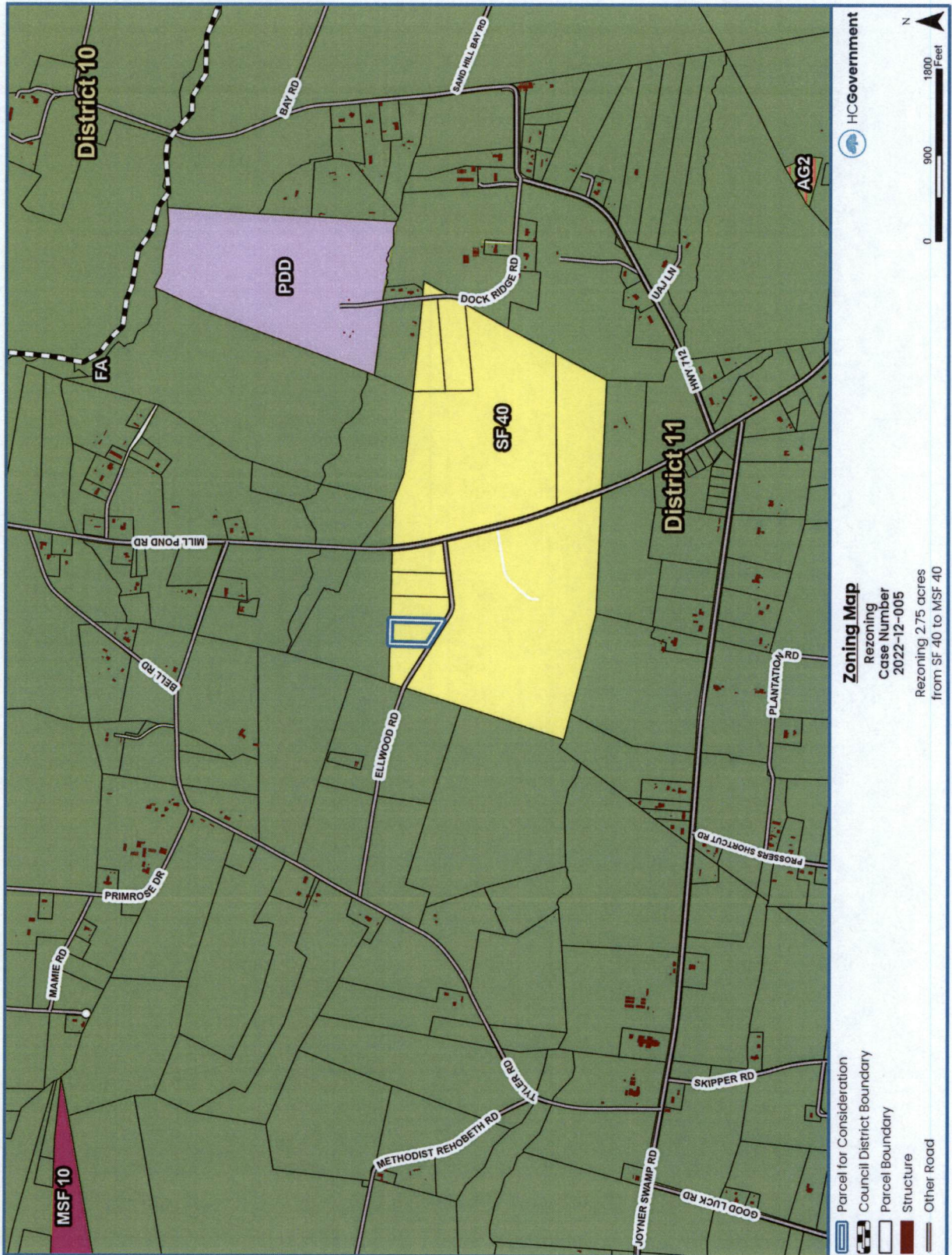
Proposed Improvements	
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TRANSPORTATION INFORMATION		HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 16		Functional Capacity	2022-2023 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16 / 16	Aynor High	1,059	783	74%
Existing Road Conditions	County, Unpaved	Aynor Middle	707	758	107%
Rd, Station, Traffic AADT (2021) % Road Capacity	S-45 (Joyner Swamp Rd), Station (264) 800 AADT 5-10%	Midland Elementary	735	576	78%

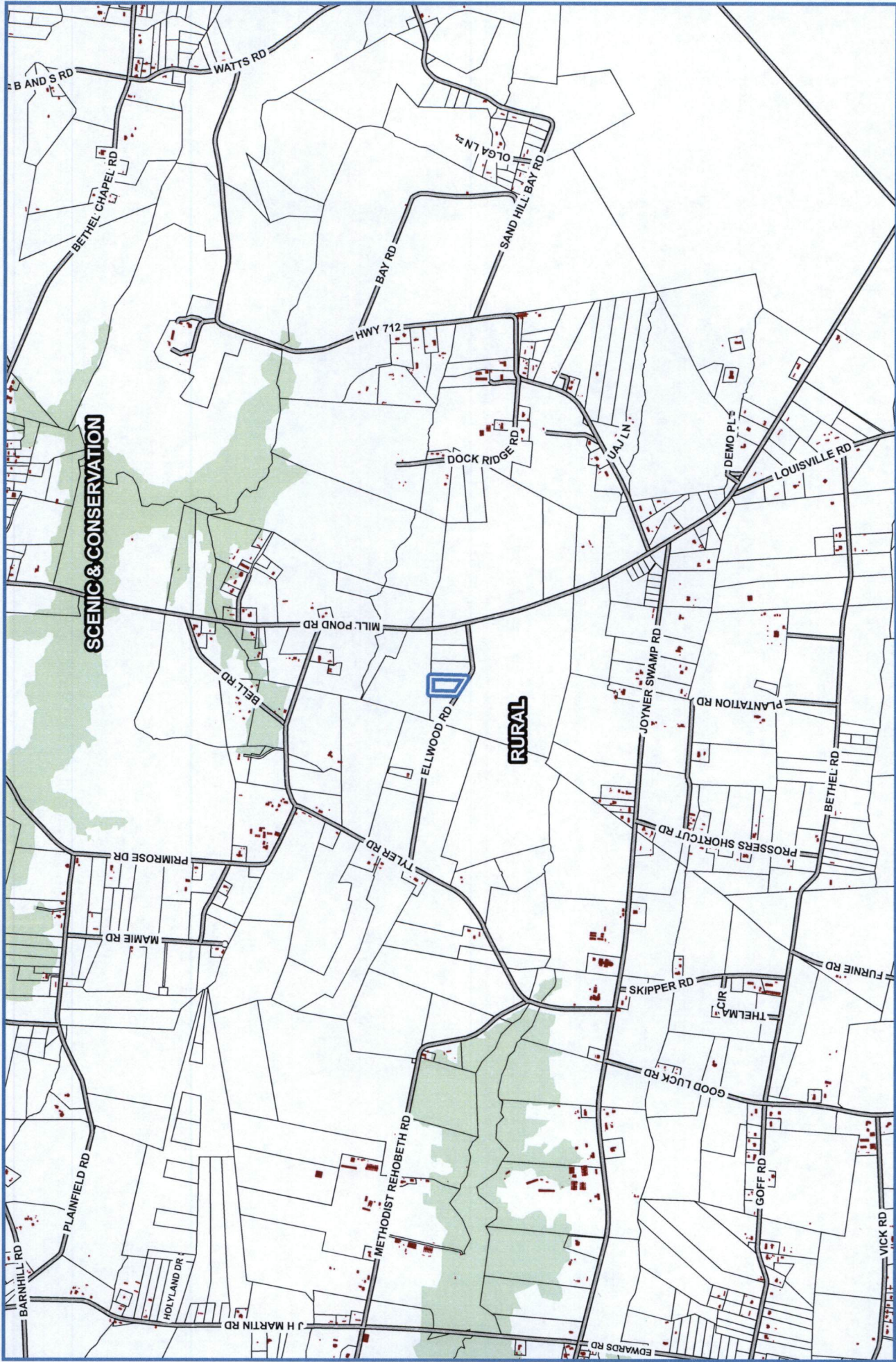
DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF 40	SF 40	FA Comm / Res	SF 40		
Min. Lot Size (in square feet)	40,000	40,000	43,560 / 21,780	40,000		
Front Setback (in feet)	50	50	60 / 40	50		
Side Setback (in feet)	20	20	25 / 10	20		
Corner Side Setback (in feet)	30	30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



# Attachment A – Rezoning Maps







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


**Future Land Use Map**


Rezoning  
Case Number  
2022-12-005  
Rezoning 2.75 acres  
from SF 40 to MSF 40







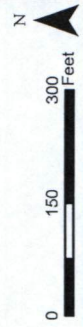
 Parcel for Consideration

 Other Road

### Aerial Map

Rezoning  
Case Number  
2022-12-005

Rezoning 2.75 acres  
from SF 40 to MSF 40





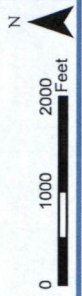


**Flood Map**

Rezoning  
Case Number  
2022-12-005

Rezoning 2.75 acres  
from SF 40 to MSF 40

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





COUNTY OF HORRY

STATE OF SOUTH CAROLINA

Ordinance 05-2023

**AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 19116010004 FROM RESIDENTIAL (SF 40) TO AGRICULTURAL MANUFACTURED ESTATE DISTRICT (AG 5)**

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

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

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

**WHEREAS**, Horry County Council finds that the request to rezone the property from Residential (SF 40) to Agricultural Manufactured Estate District (AG 5) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**  
Parcel(s) of land identified by PIN 19116010004 and currently zoned Residential (SF 40) is hereby rezoned to Agricultural Manufactured Estate District (AG 5), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

**AND IT IS SO ORDAINED, ENACTED AND ORDERED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**HORRY COUNTY COUNCIL**

\_\_\_\_\_  
Johnny Gardner, Chairman

Jenna L. Dukes, District 1	Bill Howard, District 2
Dennis DiSabato, District 3	Gary Loftus, District 4
Tyler Servant, District 5	Cam Crawford, District 6
Tom Anderson, District 7	Michael Masciarelli, District 8
R. Mark Causey, District 9	Danny Hardee, District 10
Al Allen, District 11	

Attest:

\_\_\_\_\_  
Clerk to Council

First Reading: January 24, 2023  
Second Reading: February 7, 2023  
Third Reading:



# HORRY COUNTY REZONING REVIEW SHEET

Energyov #: 60117 Advertisement & Mailout Date : 12-15-2022 Date Posted: 12-13-2022 # Property Owners Notified: 6 Report Date: 11-18-2022 BY: GHS

PROPERTY INFORMATION			
Applicant	Anita & Neil Seubert	Rezoning Request #	2022-12-003
PIN #	191-16-01-0004	County Council District #	11 - Allen
Site Location	Dock Ridge Rd in Galivants Ferry	Staff Recommendation	Approval
Property Owner	Anita & Neil Seubert	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	6.34

ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF 40	Flood Information	X	SF 40	SF 40	SF 40
Proposed Zoning	AG 5	Wetland Information	N/A	SF 40	Subject Property	FA
Proposed Use	Manufactured home & hobby farm	Utilities	Septic	SF 40	SF 40	SF 40
Character of the Area	Farmland & rural residential	Fire in miles	2.8 – Station 28 (Volunteer)			
		EMS in miles	5.8 – Station 15 (Career)			

## COMMENTS

Comprehensive Plan District: Rural	Overlay/Area Plan:
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**Discussion:** The applicant is requesting to rezone from SF 40 to AG 5 to permit a manufactured home and have farm animals. The future land use designation is Rural. The Imagine 2040 Comprehensive Plan states the desire development pattern is "Active working lands, such as farms and forests, and large single family lots or family subdivisions with a minimum lot size of ½ an acre or maximum of 2 net units per acre." The property is surrounded by SF 40 and FA zoning.

The applicant is requesting to down-zone the property which currently has a minimum lot size of 40,000 sqft to a zoning district that has a minimum lot size of 5 acres.

There is a PDD at the end of Dock Ridge Rd that was rezoned from FA to PDD in 2006. The permitted uses within the PDD are, mine/borrow pit, mulch processing, and mulch stock piles.

**Public Comment:** 01/05/2023 Anita Seubert was present to answer any question and concerns. There was no public input.

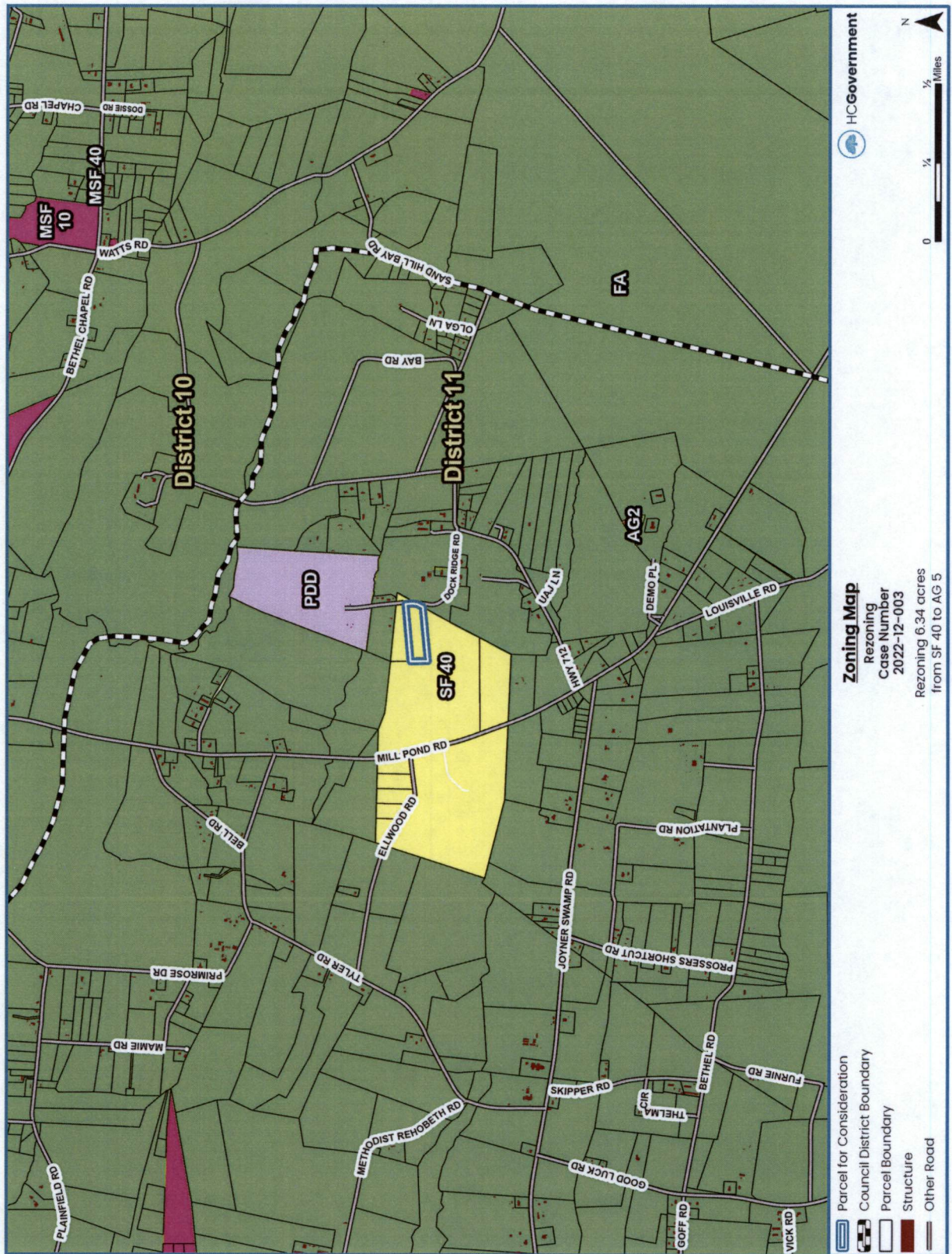
Proposed Improvements	
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TRANSPORTATION INFORMATION		HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 48		Functional Capacity	2022-2023 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	8 / 8	Aynor High	1,059	783	74%
Existing Road Conditions	County, Unpaved	Aynor Middle	707	758	107%
Rd, Station, Traffic AADT (2021) % Road Capacity	S-45 (Joyner Swamp Rd), Station (264) 800 AADT 5-10%	Midland Elementary	735	576	78%

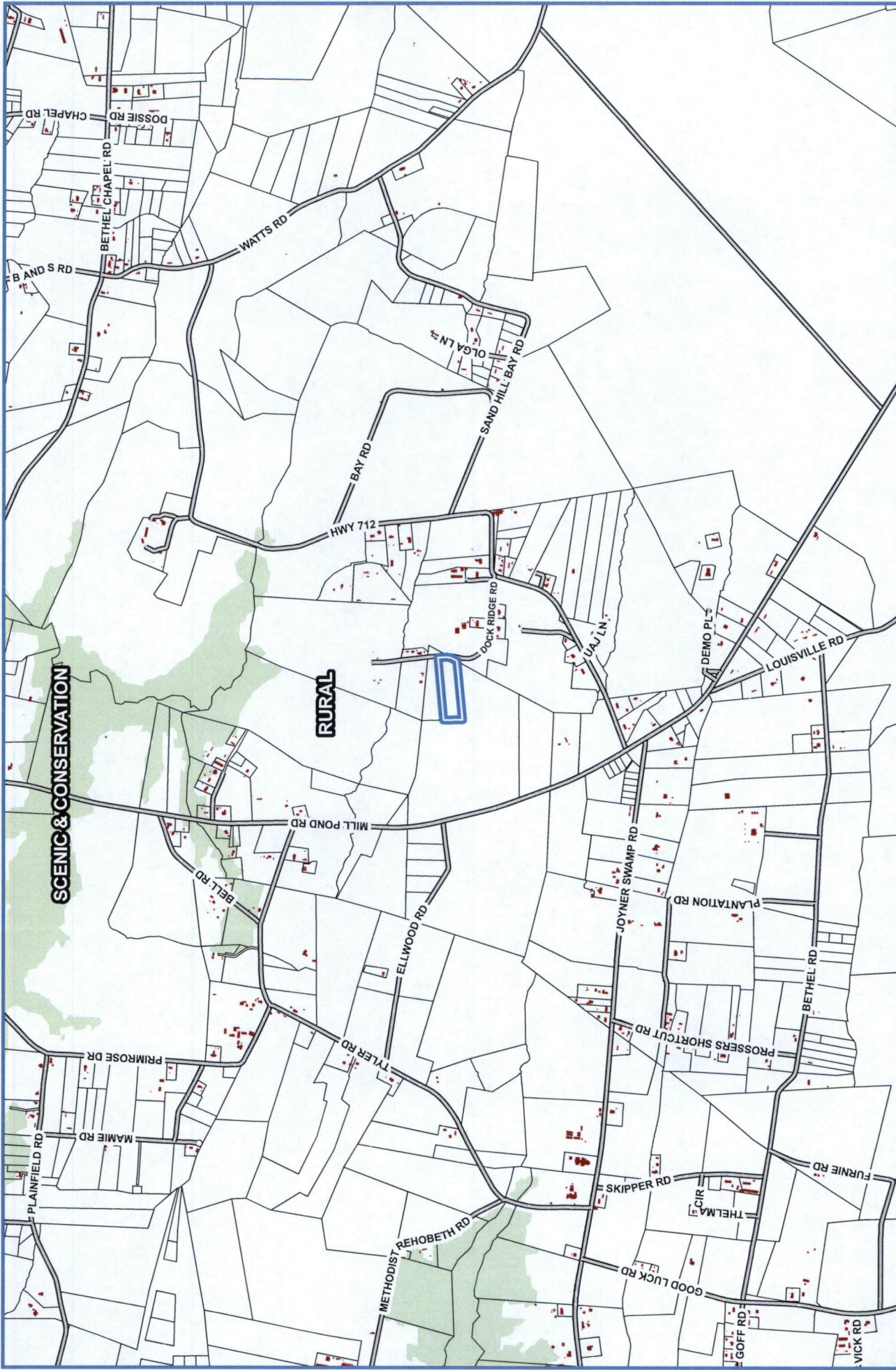
DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG 5	SF 40	SF 40	FA		
Min. Lot Size (in square feet)	5 Acres	40,000	40,000	21,780		
Front Setback (in feet)	60	50	50	40		
Side Setback (in feet)	25	20	20	10		
Corner Side Setback (in feet)	37.5	30	30	15		
Rear Setback (in feet)	25	30	30	15		
Bldg. Height (in feet)	35	35	35	35		



# Attachment A – Rezoning Maps







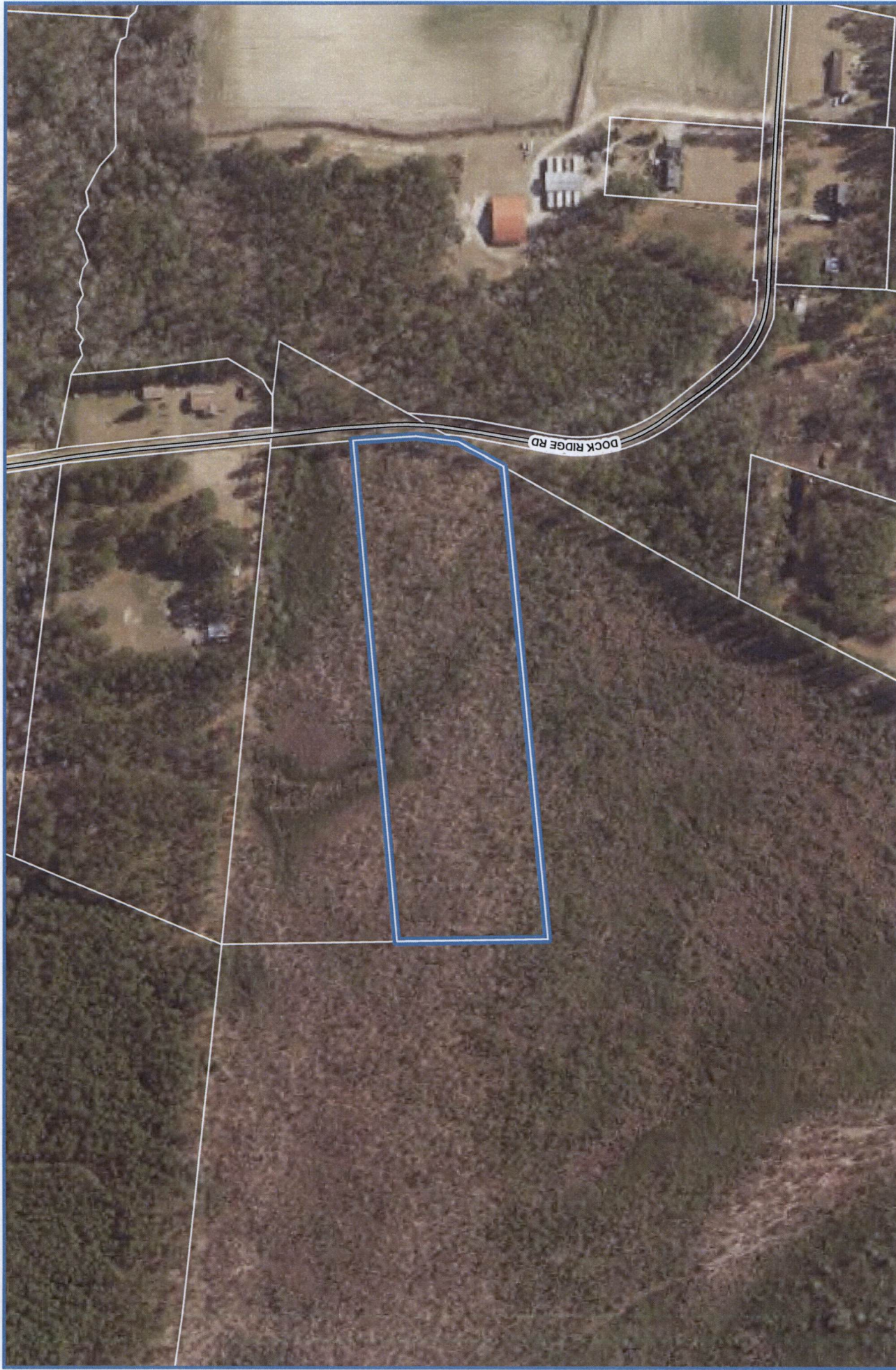
**Future Land Use Map**


Rezoning  
Case Number  
2022-12-003  
Rezoning 6.34 acres  
from SF 40 to AG 5


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







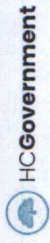
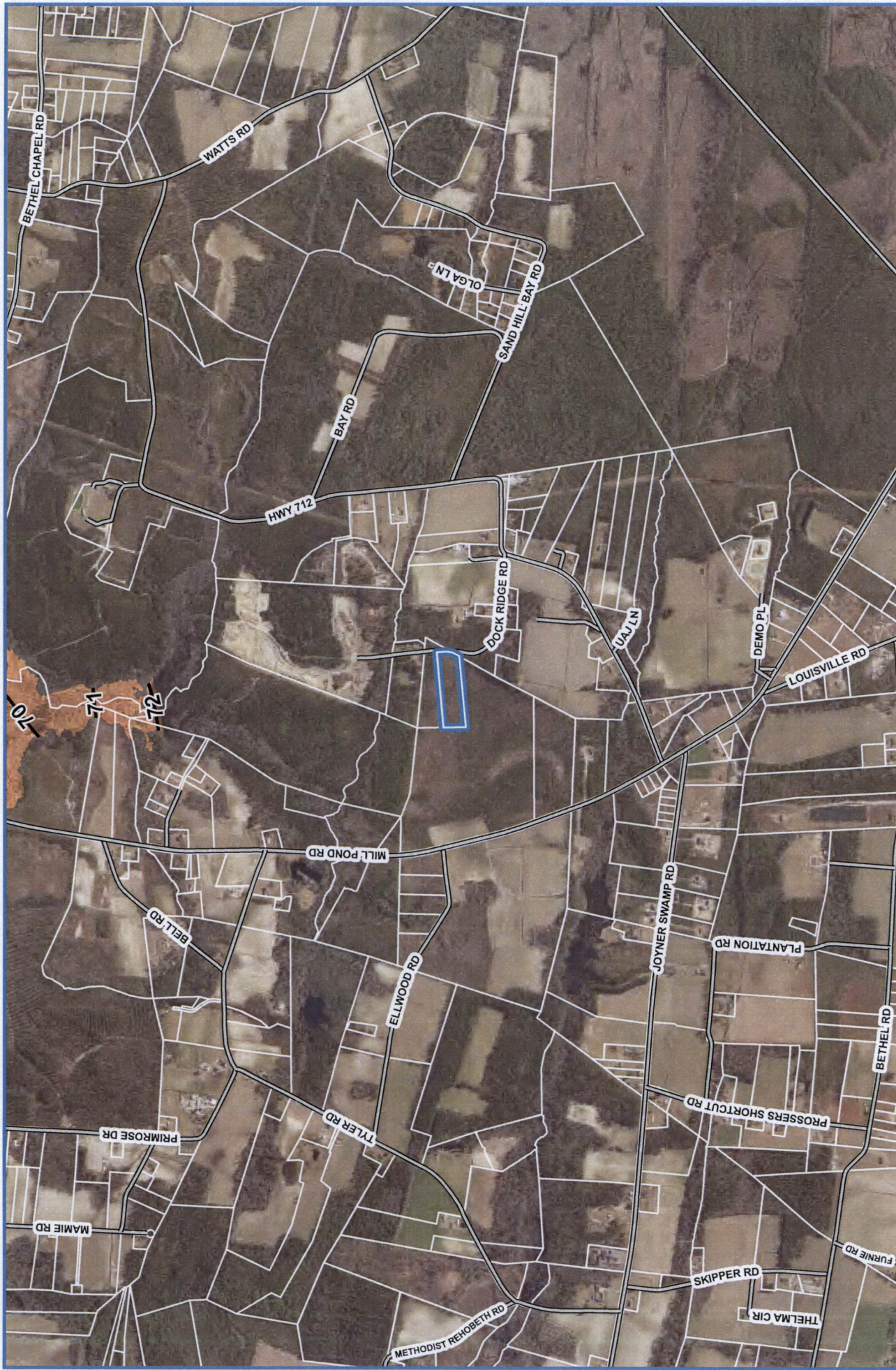
 Parcel for Consideration

 Other Road

**Aerial Map**

Rezoning  
Case Number  
2022-12-003  
Rezoning 6.34 acres  
from SF 40 to AG 5

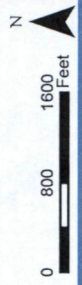




**Flood Map**

Rezoning  
Case Number  
2022-12-003  
Rezoning 6.34 acres  
from SF 40 to AG 5

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





**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE IMAGINE 2040 COMPREHENSIVE PLAN FOR PIN 27402010003 AND 27402010004 FROM RURAL TO SCENIC & CONSERVATION.**

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

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

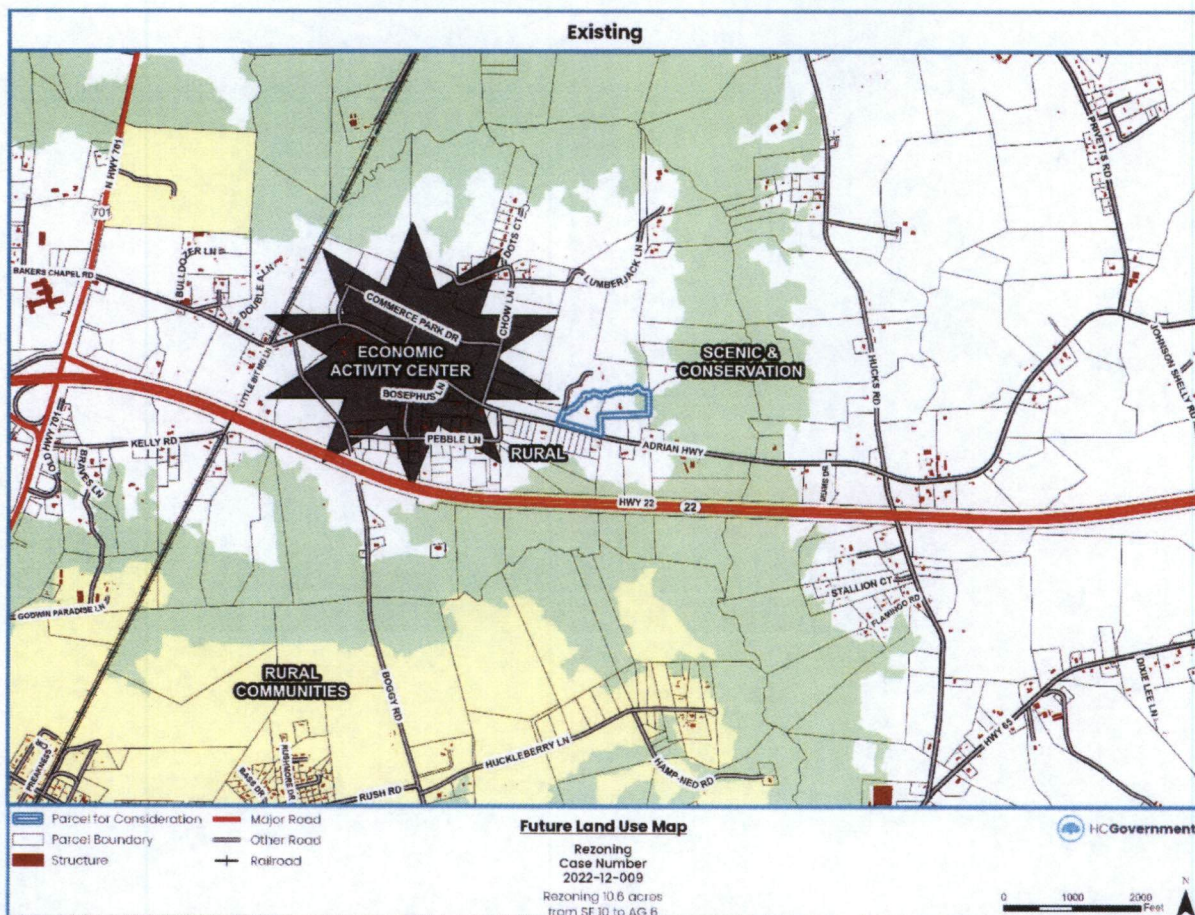
**WHEREAS**, Horry County Planning Commission has publicly advertised this proposed amendment to the Comprehensive Plan to meet the requirements of Chapter 15, Article 1, Section 1 of the Horry County Code of Ordinances; and

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

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

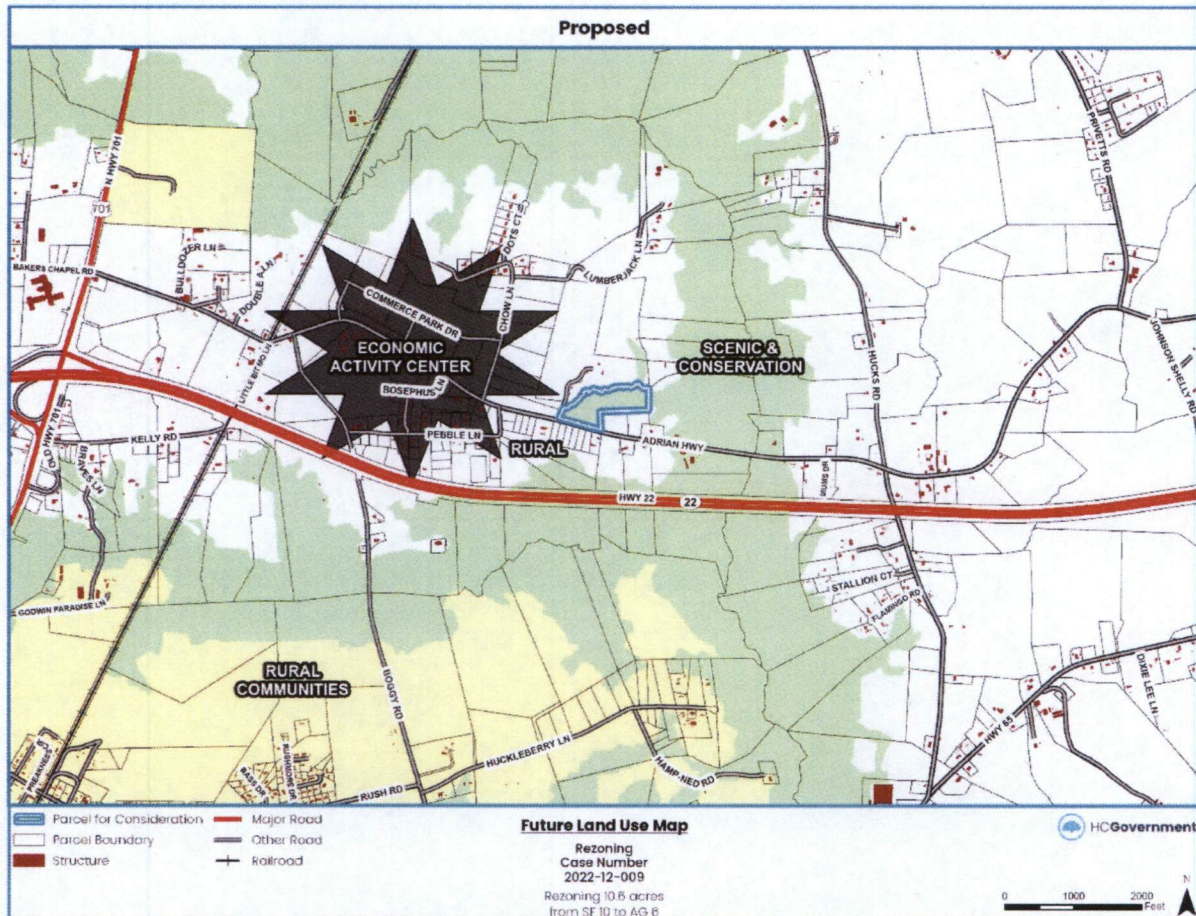
- 1) **Adoption of the Amendment to the Imagine 2040 Comprehensive Plan, amending the Future Land Use Map for PIN 27402010003 and 27402010004 from the future land use shown in Map A to the future land use shown in Map B.**

Map A: Adopted Imagine 2040 Future Land Use Map





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



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

AND IT IS SO ORDAINED, ENACTED, AND ORDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

### HORRY COUNTY COUNCIL

\_\_\_\_\_  
Johnny Gardner, Chairman

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

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

Attest:

\_\_\_\_\_  
Clerk to Council

First Reading: January 24, 2023  
Second Reading: February 7, 2023  
Third Reading:



County Council Decision Memorandum  
Horry County, South Carolina

Date: January 6, 2023  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Yasmine Gore, Senior Planner  
Cleared By: Charles Suggs, Deputy Planning Director  
Regarding: Future Land Use Map Amendment to PIN 27402010003 and 27402010004

District: 11

**ISSUE:**

Should the Future Land Use Map of the Imagine 2040 Comprehensive Plan be amended from Rural to Scenic & Conservation for PIN 27402010003 and 27402010004?

**PROPOSED ACTION:**

Amend the Horry County Comprehensive Plan "Imagine 2040" by changing the Future Land Use Designation for PIN 27402010003 and 27402010004 from Rural to Scenic & Conservation.

**RECCOMENDATION:**

Planning Commission recommended Approval on 1/5/23

**BACKGROUND:**

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

**The agent for PIN 27402010003 and 27402010004 applied to amend the future land use from Rural to Scenic & Conservation. This request coincides with rezoning request (2022-12-009) to rezone the property from SF10 to AG6 to allow for rural estates and hobby farm.**

**Current Future Land Use**

The property is designated as **Rural**, which supports active working lands, such as farms and forests, and large single family lots or family subdivisions with a minimum lot size of ½ an acre or maximum of 2 net units per acre. This designation was derived from an analysis of surrounding land uses, zoning, public input, and the lack of important infrastructure to support more intense land uses. The following Rural land use policy guidance from the Imagine 2040 Comprehensive Plan that are applicable to this request include:

- Protect active agricultural and forestry operations, prime farmland, and erodible soils, in addition to other important natural features.
- Major residential subdivisions are discouraged to minimize the impact on public services and infrastructure.

**Requested Future Land Use**

The applicant's request is to amend the future land use of PIN 27402010003 and 27402010004 to **Scenic & Conservation**. *If approved, the future land use would support limited development. If developed, design should use low-impact design principles to support environmental preservation and avoid natural hazards. Subdivision of land into lots less than 5 acres in size for new developments is discouraged. In suburban and urbanizing areas of the County, these areas should be considered for dedication as open space in new development.* This designation was derived from an analysis of surrounding land uses, zoning, public input, and the lack of important infrastructure to support more intense land uses. The following Scenic & Conservation land use policy guidance from the Imagine 2040 Comprehensive Plan that are applicable to this request include:

- These areas should be considered to meet or mitigate open space criteria within major residential subdivisions, as defined within the Land Development Regulations.
- If development is deemed appropriate, it should incorporate best management practices for protecting environmentally sensitive areas and water quality, in addition to avoiding natural hazards and addressing public safety issues.

**ANALYSIS:**

**Public Schools:** Conway High School functional capacity is 69%. Whittemore Park Middle is functioning near capacity at 95%. However, Homewood Elementary is functioning over capacity at 106%. Horry County Schools has plans to rebuild Whittemore Park Middle in a new location on El Bethel Rd to meet growing demands. Horry County Schools anticipates it will open by the summer of 2024.

**Road Maintenance:** Adrian Highway (S- 97) is a paved two- lane road maintained by SCDOT.

**Public Safety:** Maple (Station 15) is the nearest volunteer fire station located within the vicinity of the subject property (2.5 miles way). Bayboro (Station 21) is the nearest career fire station located within the vicinity of the subject property (4.2 miles way). This facility provides both Fire and EMS services. A strategy of the Imagine 2040 Plan says to "ensure that public safety departments are adequately staffed and properly equipped to meet the needs of the existing and growing population."



Water System: This property is currently located within Grand Strand Water and Sewer's service area. Water and sewer lines are readily available on the property.

Veteran's Highway Overlay Zone: The front of property is located within the Veteran's Highway Overlay Zone. The purpose of the overlay zone is to preserve the exceptional scenic value of the highway and maintain the serene farm field and natural vistas from the highway for all travelers to enjoy. The Veteran's Highway Overlay Zone provides supplemental sign regulations. The overlay zone extends 1,000 feet of the right-of-way line on either side of Veteran's Highway.

Adjacent Land Use: This property is located within the vicinity of an Economic Development Center (0.25 miles away). The Horry County Comprehensive Plan, Imagine 2040, states that an Economic Development Center can be described as a concentrated areas of high quality employment facilities, adjacent to complementary retail and commercial uses and/ or residential uses. This category encourages development of manufacturing, industrial, distribution, services, and office uses in locations that will minimally affect surrounding properties. Commercial uses are secondary to major employment uses.

Conclusion: Amending the future land use for PIN 27402010003 and 27402010004 to **Scenic & Conservation** suggests that the property is environmentally constrained or in an area prone to natural hazards. The Scenic & Conservation land use is applied to areas of the County that scored exceptionally high on the environmental constraint analysis and/or received strong recommendation from the community for future conservation. While not "off limits" to development, policy guidance is clear that more site specific information is needed to ensure a site is not constrained before considering different uses. In major residential subdivisions, these areas are recommended to remain within neighborhood open space.