



Horry County  
Citizen

Planning

Academy

The Horry County Citizen Planning Academy is designed to create citizen planners that will be engaged in shaping the future of Horry County.

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**January 9, 2020**

**Leigh Kane, Principal Planner**  
**Ashley Cowen, Senior Planner**  
**David Schwerd, Planning Director**



# Session Contents

- Smart Growth
- Complete Streets
- Infill Development and Redevelopment
- Community Planning Simulation Game
  
- **Council Recognition Date – February 4<sup>th</sup>  
(Tentative)**



# Ground Rules

- Mechanism to learn, so ask questions (please, raise your hand and wait to be called on).
- Respect opinions.
- Allow others to speak and have the opportunity to learn.
- Turn off cell phone ringers.





# Community Design

Leigh Kane, Principal Planner























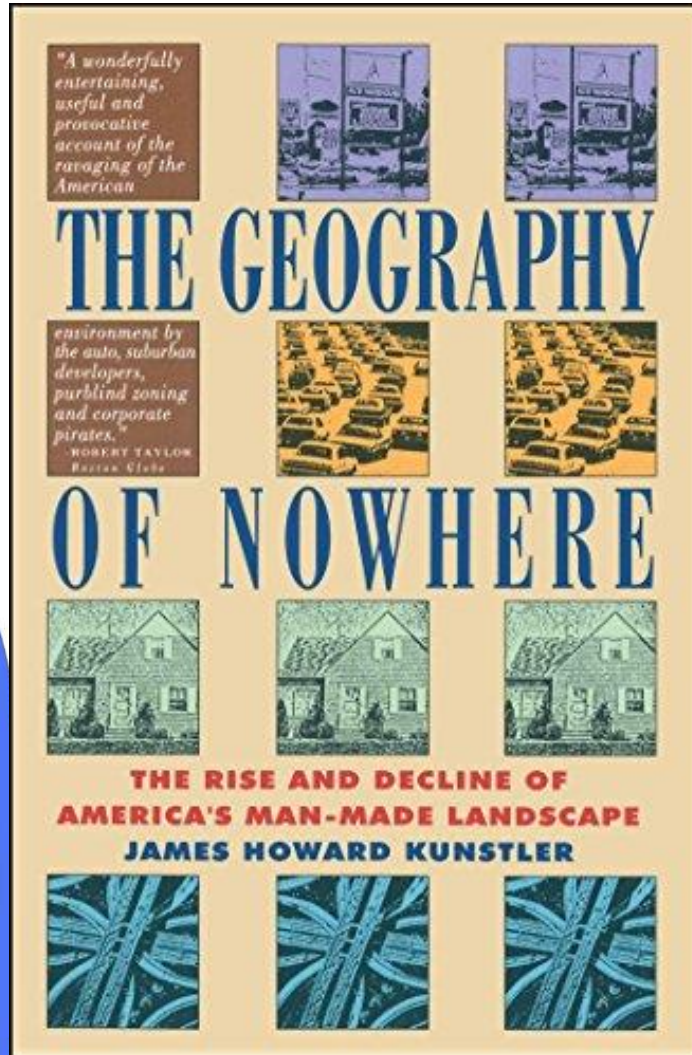








# Sense of Place?

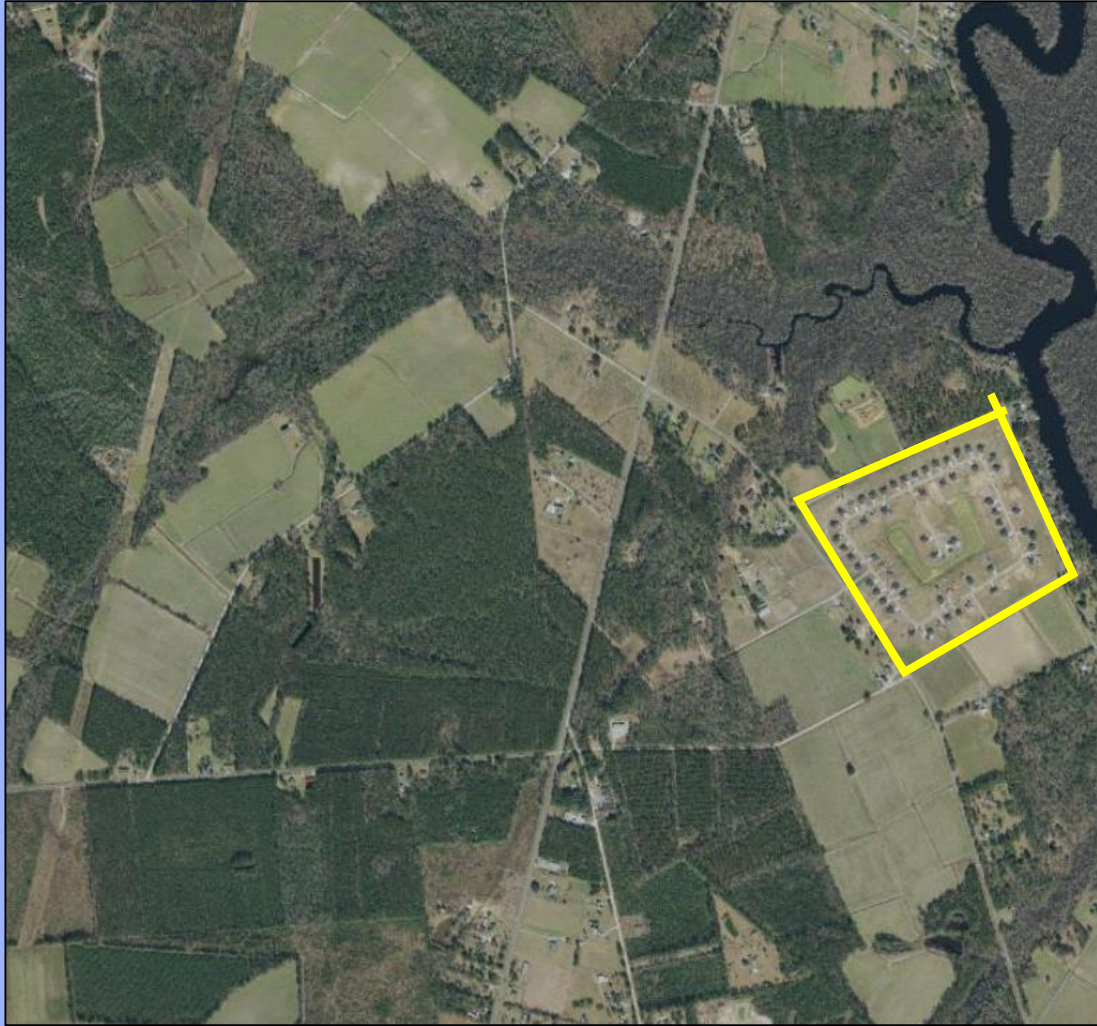


Where are these places?





# High Cost of Sprawl







# 1959 Film from ULI and National Association of Homebuilders Warns of Urban Sprawl



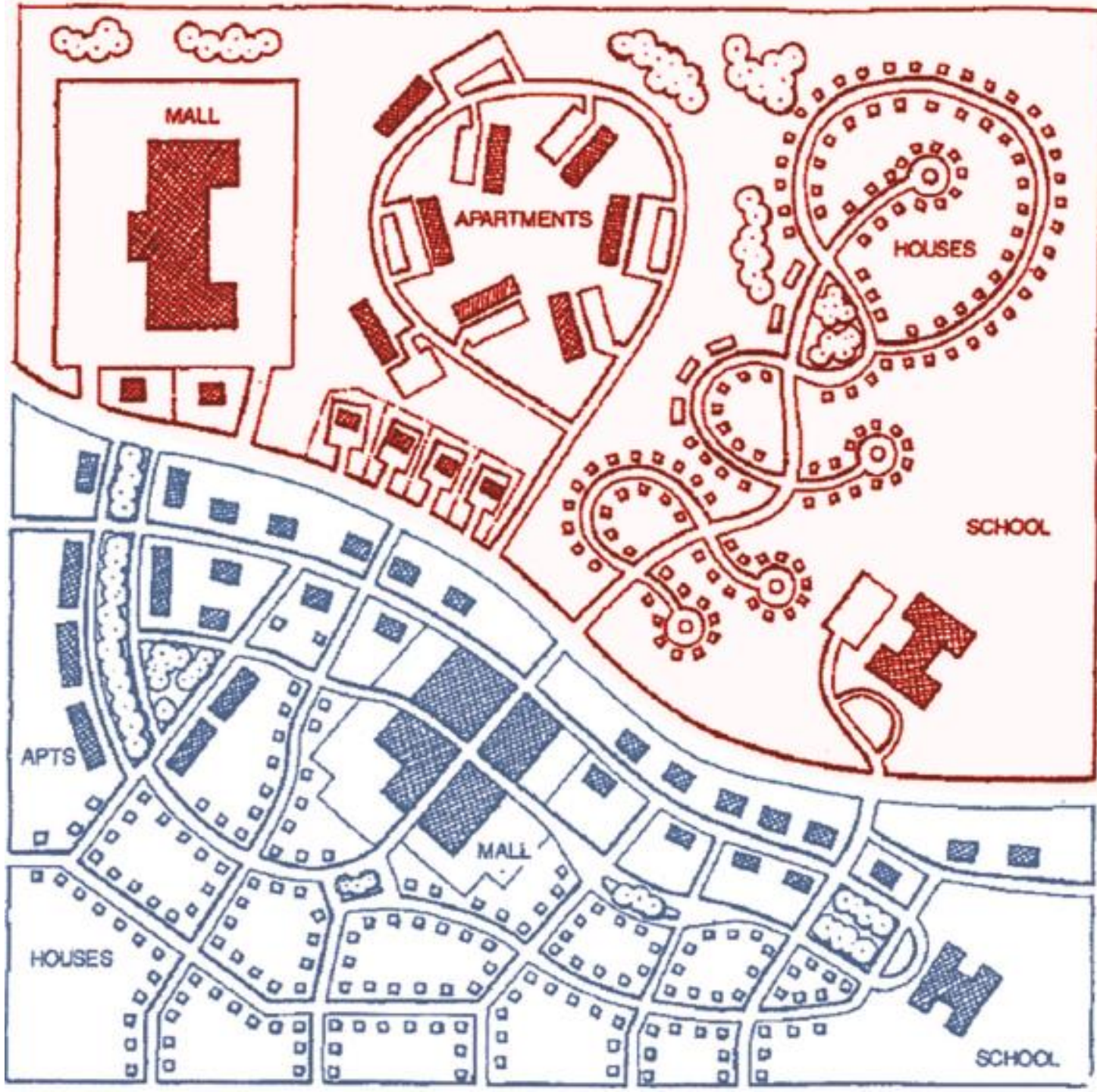
Watch later



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**new urbanism vs sprawling**



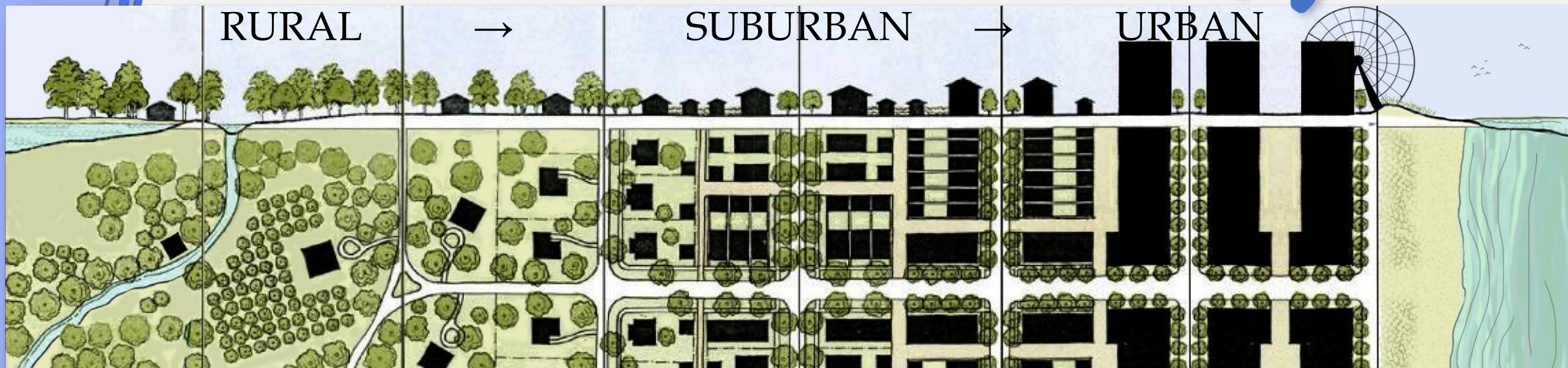
# 10 Principles of Smart Growth

- Mixed Land Uses
- Take Advantage of Compact Building
- Create a Range of Housing Opportunities
- Create Walkable Neighborhoods
- Foster Distinctive, Attractive Communities with a Strong Sense of Place
- Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
- Strengthen and Direct Development Towards Existing Communities
- Provide a Variety of Transportation Choices
- Make Development Decisions Predictable, Fair and Cost Effective
- Encourage Community Stakeholder Collaboration in Development Decisions



# FUTURE

## *Land Use Strategy*









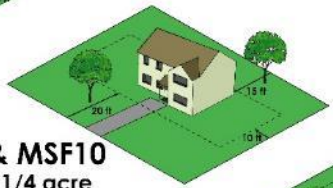
# How Do Lot Sizes & Setbacks Compare?

- SF40 & MSF40 min lot size - 40,000 sq ft
- SF20 & MSF20 min lot size - 20,000 sq ft
- SF14.5 & MSF14.5 min lot size - 14,500 sq ft
- SF10 & MSF10 min lot size - 10,000 sq ft
- SF8.5 & MSF8.5 min lot size - 8,500 sq ft
- SF7 & MSF7 min lot size - 7,000 sq ft
- SF6 & MSF6 min lot size - 6,000 sq ft (SF) or 8,000 (duplex)

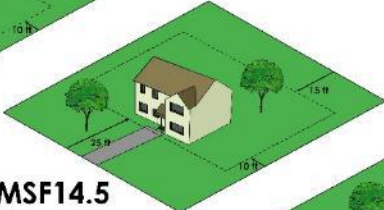
- 40,000 sq ft = .918 acres = about 1 acre
- 20,000 sq ft = .459 acres = about 1/2 acre (.5 acres)
- 14,500 sq ft = .333 acres = 1/3 acre
- 10,000 sq ft = .229 acres = about 1/4 acre (.25 acres)
- 8,500 sq ft = .195 acres
- 7,000 sq ft = .16 acres
- 6,000 sq ft = .137 acres = about 1/8 acre (.125 acres)



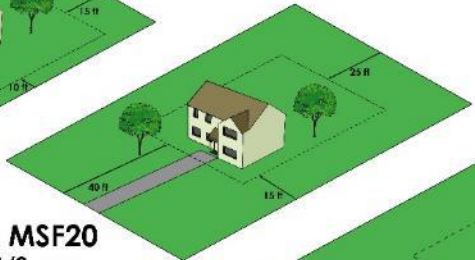
**SF6 & MSF6**  
about 1/8 acre  
min 6,000 sq ft



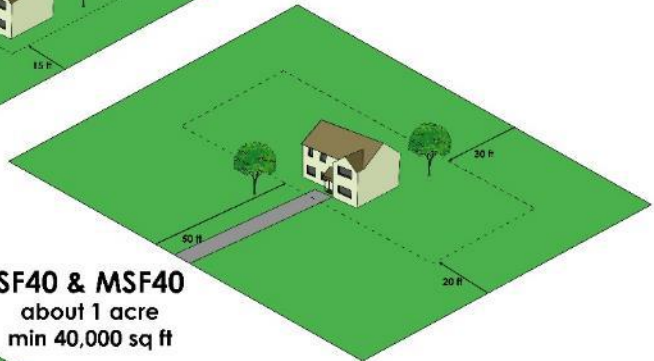
**SF10 & MSF10**  
about 1/4 acre  
min 10,000 sq ft



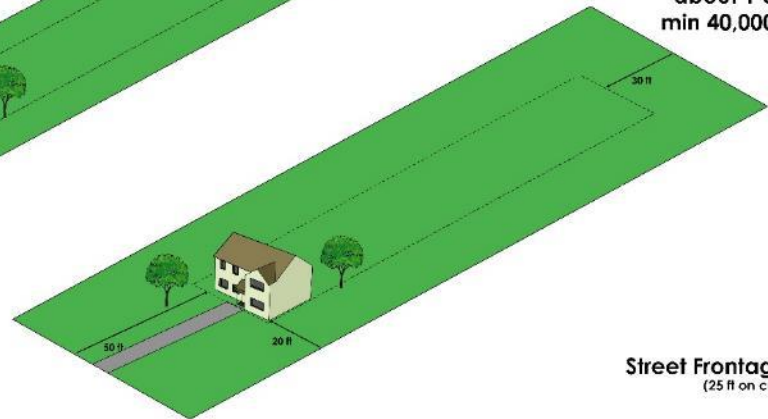
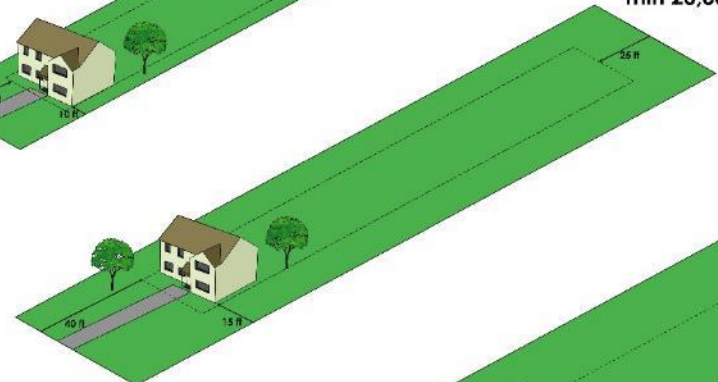
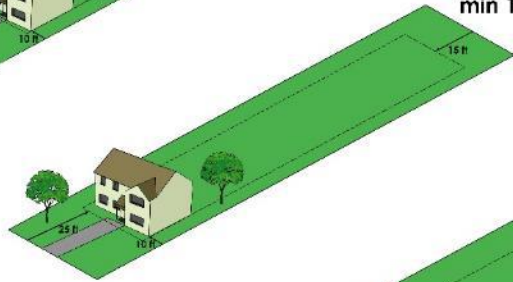
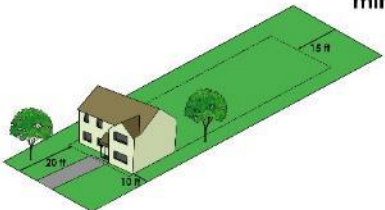
**SF14.5 & MSF14.5**  
about 1/3 acre  
min 14,500 sq ft



**SF20 & MSF20**  
about 1/2 acre  
min 20,000 sq ft



**SF40 & MSF40**  
about 1 acre  
min 40,000 sq ft



**Street Frontage: min 50 feet**  
(25 ft on cul-de-sacs)





# Density

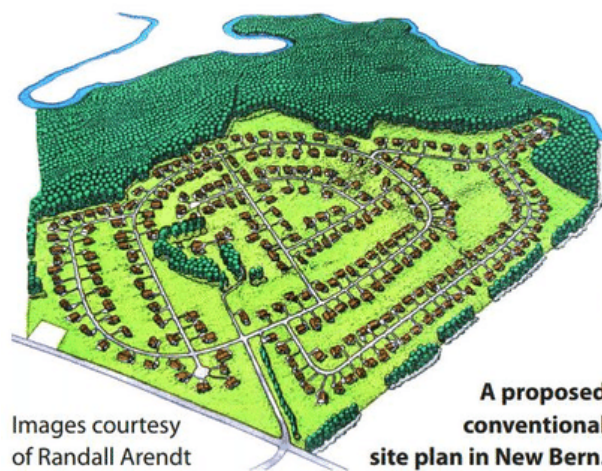
- Lot size
- Housing Type
- Setbacks
- Frontage Requirements
- Height restrictions
- Landscape Buffer widths
- Open space requirements





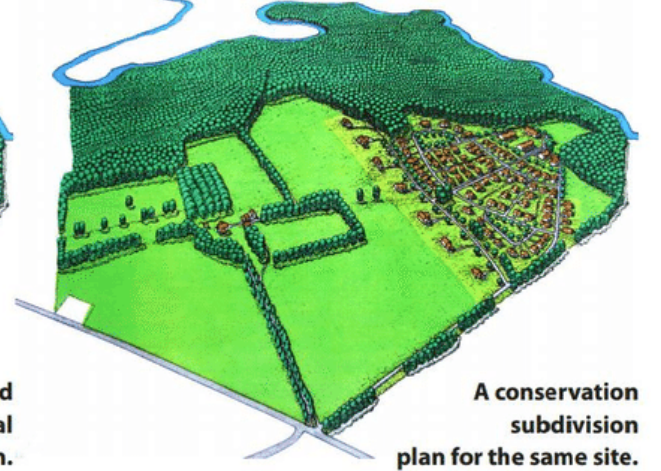


# Design Alternatives



Images courtesy of Randall Arendt

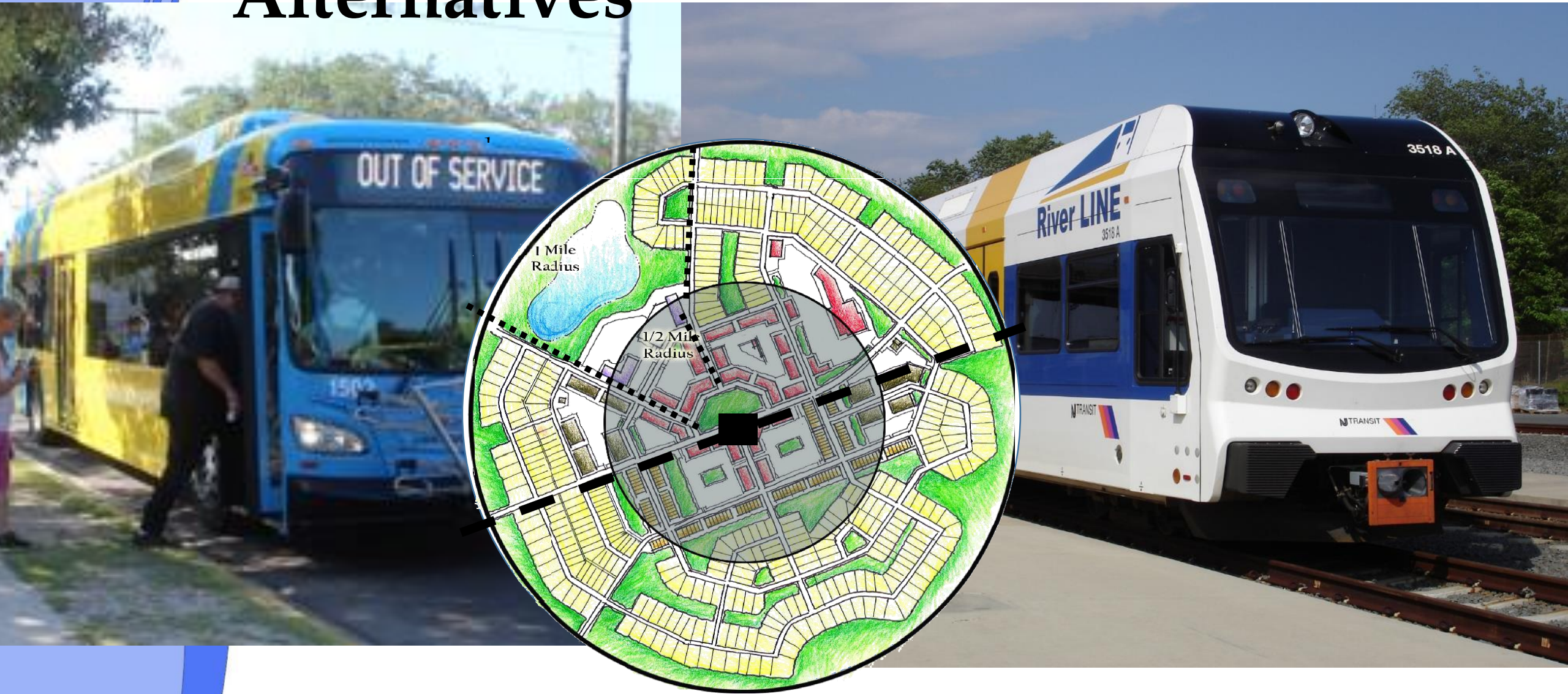
A proposed conventional site plan in New Bern.



A conservation subdivision plan for the same site.



# Density to Support Transportation Alternatives





# Infill Development & Redevelopment

- Adaptive Reuse of Vacant Commercial Space
- Compatibility and Support of Surrounding Community
- Opportunity to Redevelop Donut Holes
- May Be More Expensive to Redevelop
- Competing with Other Commercial Uses in Area





# Infill Development & Redevelopment

## The **DESIRE** for **MIXED-USE**

DESIGNED BY KARA NORDSTROM

### Types of DEVELOPMENTS

#### VERTICAL

- Brings together multiple uses in a single building
- Typically has sections for the public on bottom floors, such as retail options or restaurants
- Upper floors are typically for residential options such as apartments



Both the cities of Leander and Cedar Park allow for vertical and horizontal mixed-use developments. The two designations means projects with a blend of uses can come in several shapes and sizes.

#### HORIZONTAL

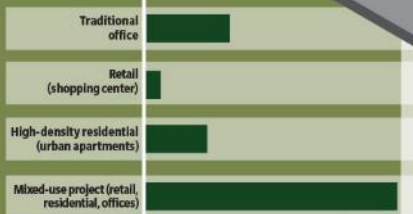
- Each individual building has its own land use, which are spread out within a development parcel
- Projects are meant to be walkable, so residents and visitors can walk to the mix of uses, such as shopping options or a restaurant



### Possible **ECONOMIC** benefits

A 2016 Cedar Park study compared the amount of money certain land uses could generate for the city. City consultant firm RCLCO compiled a hypothetical scenario of different types of land uses, each on 100 acres. Though the study is not an apples-to-apples comparison, mixed-use developments with residential, retail and offices would generate the highest amount of cash flow. Sales tax collections are not shown in this chart.

■ Net cash flow for the city (largely property taxes, permit fees, etc.)



SOURCES: CITY OF CEDAR PARK, RCLCO/COMMUNITY IMPACT NEWSPAPER





# Complete Streets

- Oriented Towards all Transportation Users
- People Oriented
- Street Trees
- Outside Seating
- Street Cafes



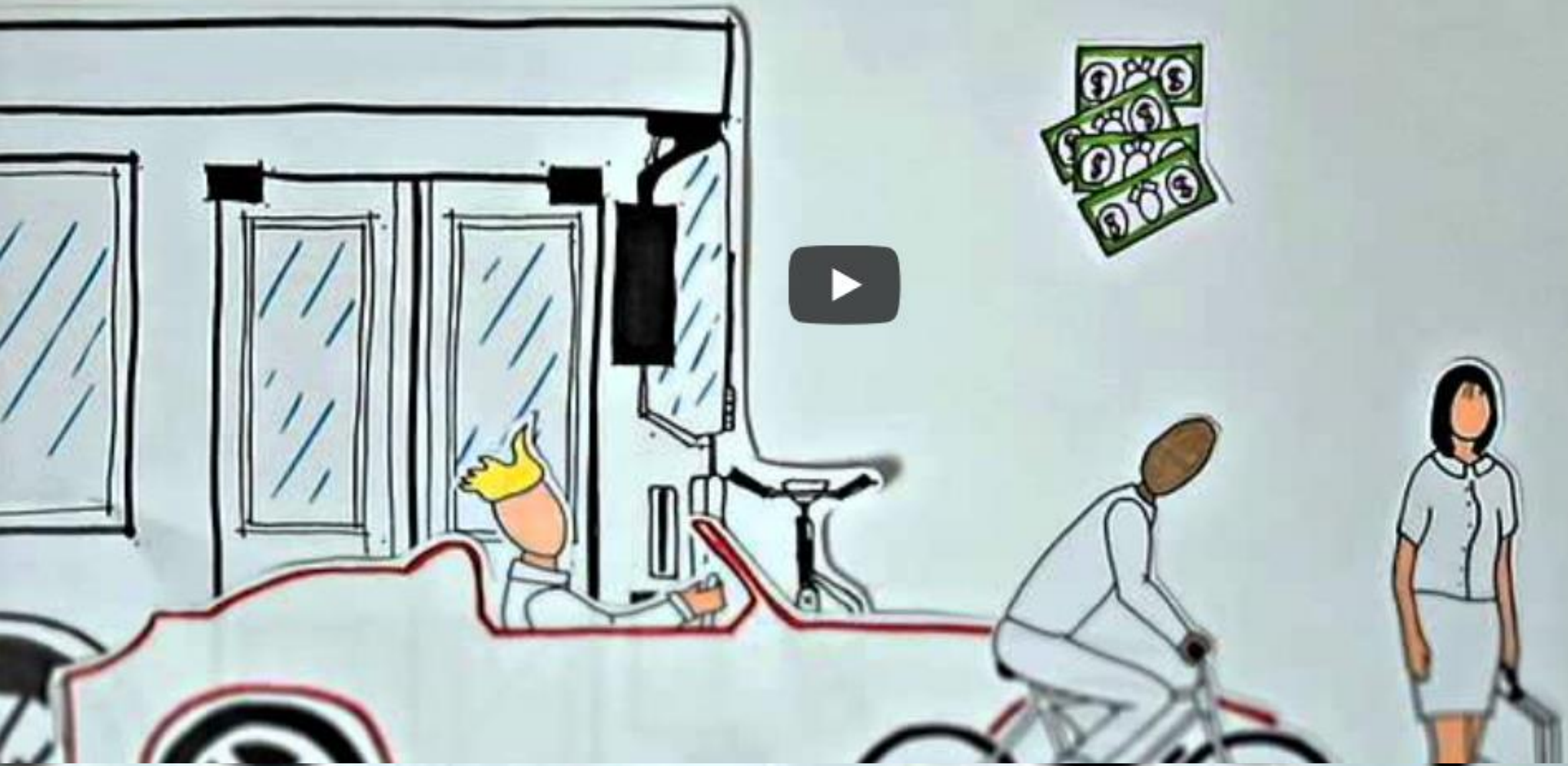




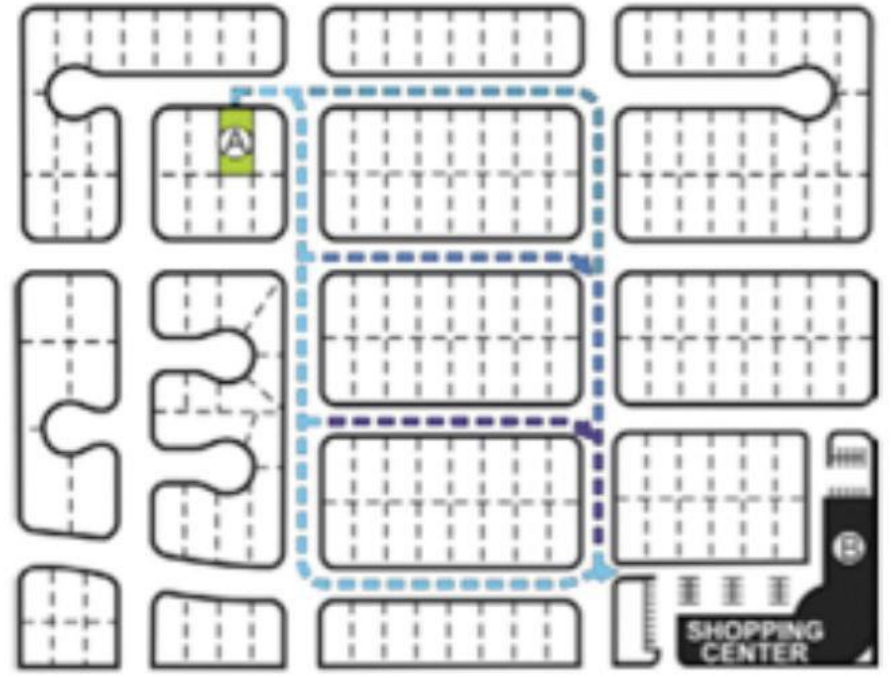
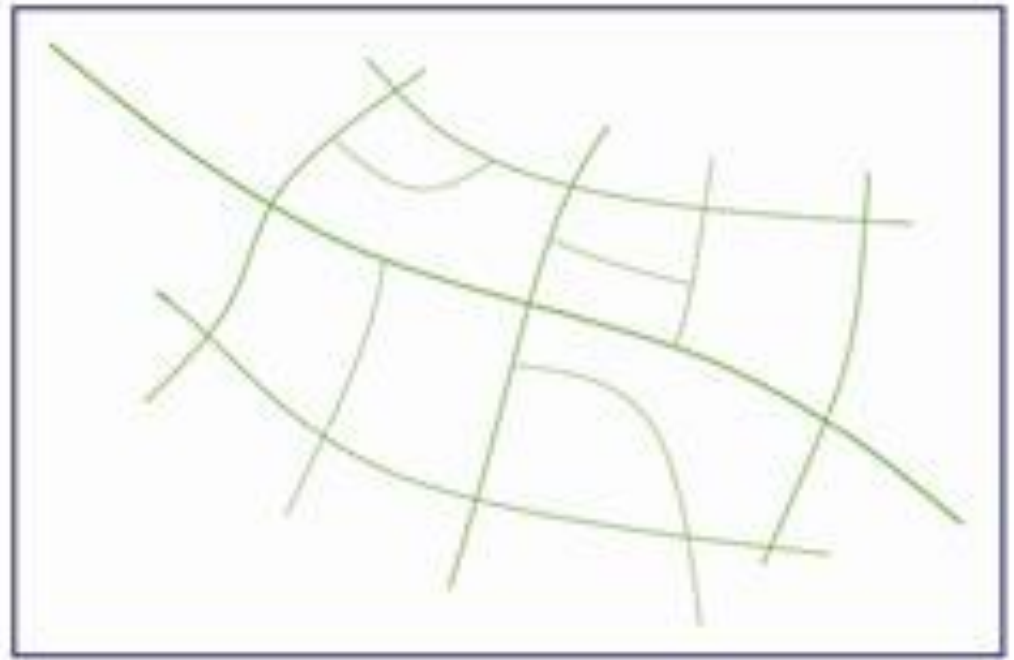
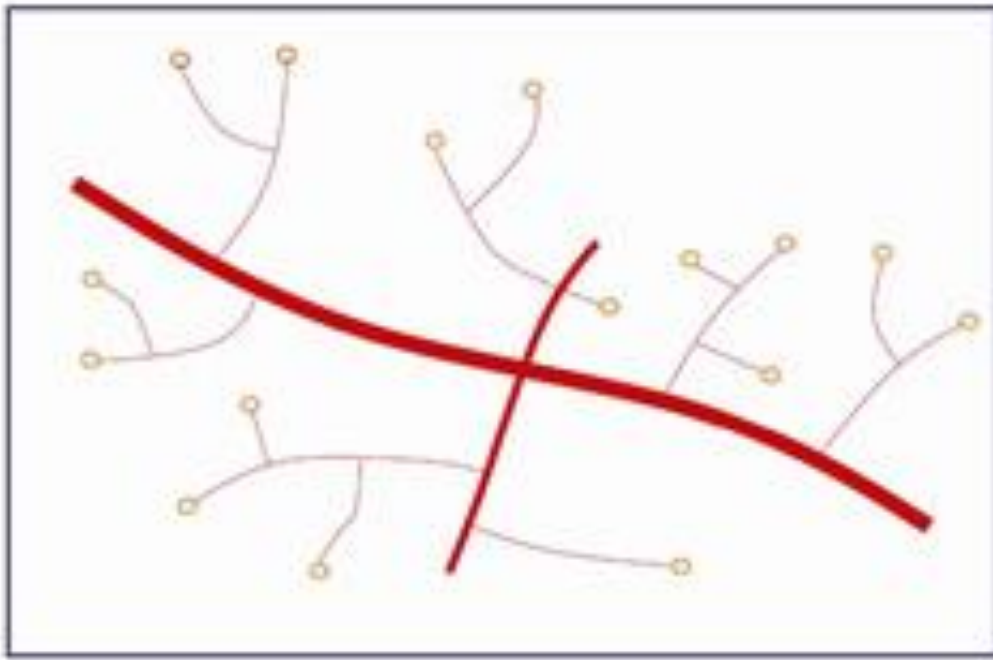
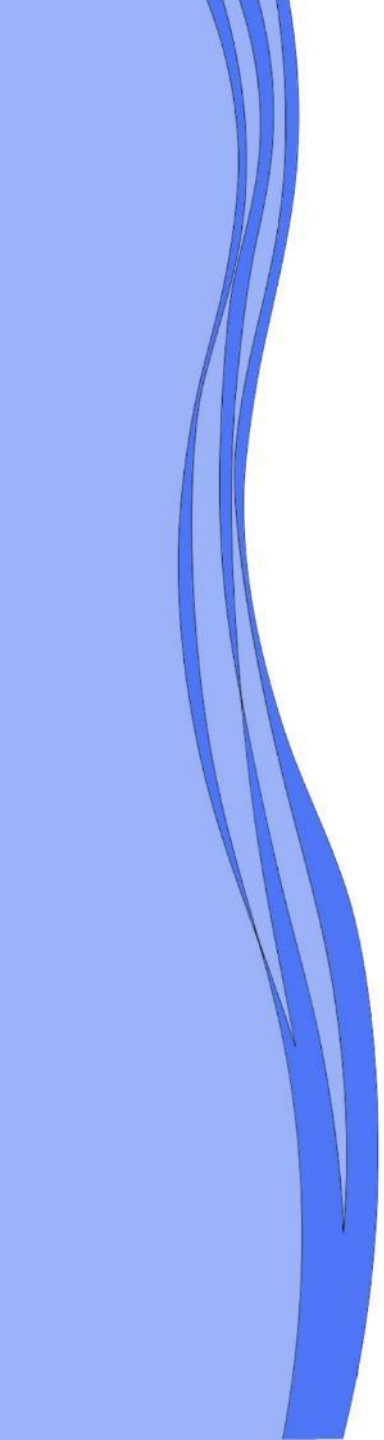
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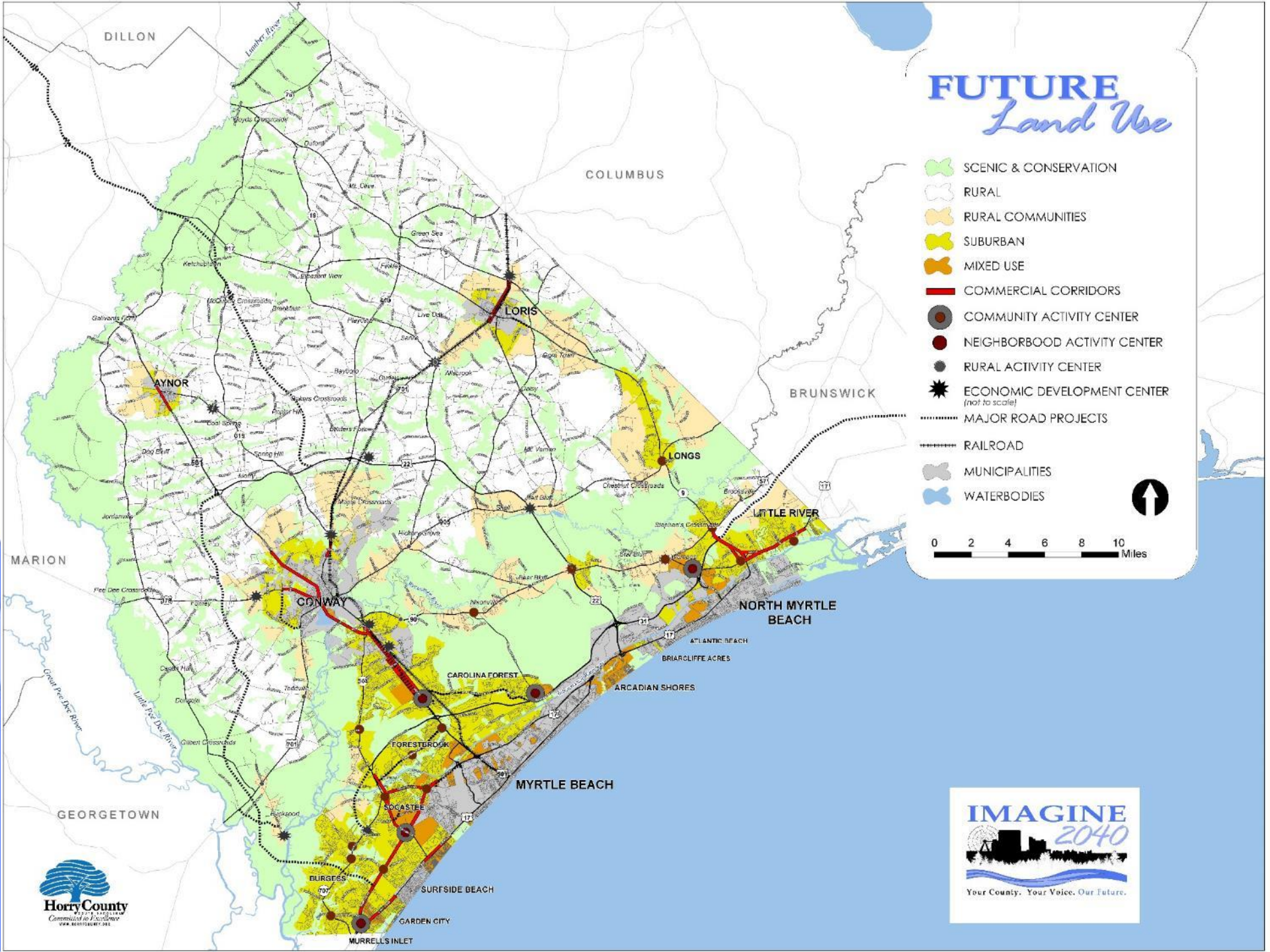
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# FUTURE *Land Use*

- SCENIC & CONSERVATION
- RURAL
- RURAL COMMUNITIES
- SUBURBAN
- MIXED USE
- COMMERCIAL CORRIDORS
- COMMUNITY ACTIVITY CENTER
- NEIGHBORHOOD ACTIVITY CENTER
- RURAL ACTIVITY CENTER
- ECONOMIC DEVELOPMENT CENTER  
*(not to scale)*
- MAJOR ROAD PROJECTS
- RAILROAD
- MUNICIPALITIES
- WATERBODIES

