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VOLUME 1—ISSUE 1

SUMMER 2012

Conway, August 1, 2012

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Dear Reader,

Welcome to the Horry County Planning & Zoning Department Newsletter. Our goal is to provide citizens with a regularly circulated newsletter with articles and data about our county including, comprehensive long range planning as well as current projects and happenings. The Planning & Zoning staff have been working hard along with the Planning Commission, the Affordable/Workforce Housing Commission, the Board of Architectural Review and Historic Preservation, the Zoning Board of Appeals, the Parks and Open Space Board, and the Keep Horry County Beautiful Committee to enhance the quality of life in Horry County by fostering and managing current and future development while preserving the county's distinctive natural, cultural and aesthetic character. We hope you find this newsletter interesting and informative.

Sincerely,



Janet Carter,
Planning Director/I&R Counsel

NEWS RELEASE : HORRY COUNTY WINS NACo AWARD

Conway, SC - Horry County won a 2012 National Association of Counties (NACo) Achievement Award and received recognition for the award at the 16th Annual Awards Ceremony during the 2012 Annual NACo Conference in Allegheny County, Pennsylvania, on July 15, 2012.



Horry County won the award for its Cemetery Project that seeks to locate, inventory, photograph, map and preserve an estimated 450 historic cemeteries in the county's unincorporated areas — approximately one for every 2.5 square miles. Using cutting-edge technology, including Ground Penetrating Radar and GIS mapping units, the project is the most comprehensive and pioneering endeavor of its kind in the nation.

The cemetery information is publicly available via a highly interactive website that allows grave location searches by name, place and dates. For more information visit:

<http://www.horrycounty.org/cemetery.asp>.

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depts/econdev/
PlanningZoning/index.asp](http://www.horrycounty.org/depts/econdev/PlanningZoning/index.asp)





Transportation and Construction Updates

Visit www.gsats.org for the complete list of project and the latest information on transportation improvement and enhancement projects along the Grand Strand!



Transportation Improvement Projects 2012-18

The Grand Strand Area Transportation Study is the Metropolitan Planning Organization (MPO) for the Urban Areas of Georgetown, Horry and Brunswick (NC) Counties. Mandated by Federal law, the MPO is the policy-making organization that channels federal transportation dollars to the Grand Strand Area. The local policy committee, made up of representatives of the participating municipalities and counties recently approved the new Transportation Improvement Program (TIP) for the years 2012-2018. The TIP includes familiar big-ticket items, like the construction of an interchange at the “Backgate” (SC707/US17) and the widening of SC707 as well as many smaller projects throughout our area. Below is a partial list of projects within Horry County.

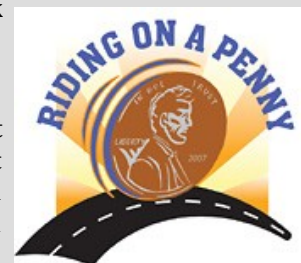
Category	Project Description
Comprehensive	<ul style="list-style-type: none"> Signal Timing – coordinate traffic signals throughout the Grand Strand. Wayfinding System – study existing traffic patterns and design better signage for regional thru traffic.
Interchange	<ul style="list-style-type: none"> Construct Interchange at Glens Bay/Holmestown and US 17 Bypass
Widening Projects	<ul style="list-style-type: none"> Widening Glens Bay Road to 3 lanes with sidewalks. Widening US501 from 4 to 6 travel lanes between SC31 (Carolina Bays Parkway) and Gardner Lacy Road. Widening US17 Bypass from 4 to 6 travel lanes between the Backgate and the airport
Interconnectivity	<ul style="list-style-type: none"> Extension of Palmetto Point out to Hwy 544 Extension of SC 31 Carolina Bays Parkway to Hwy 707
Intersections	<ul style="list-style-type: none"> US 17 Bypass and Inlet Square Drive (turn lanes, signal and drainage) Singleton Ridge/Technology and Wm Finlayson (turn lanes and signals) US 701 and Pitch Landing Rd (signal installation) US 90 and St. Joseph Rd (turn lanes and signals) SC9 exit ramp onto SC 90 (right turn lane) Burcale and Claypond (signal, pedestrian improvements, turn lanes) US 17 and Little River Flea Market (turn lanes in all directions)
Bicycle and Pedestrian	<ul style="list-style-type: none"> East Coast Greenway Waccamaw Drive (Garden City to Surfside) US 17 Briarcliffe Trail (Connect NMB and Ocean Drive)



Horry County Riding on a Penny - Check out the Website!

Visit <http://www.ridingonapenny.com/> for the latest project updates, e.g. the Backgate Interchange, widening of SC707 or International Drive! Link includes Maps and other Handouts.

On November 7, 2006, Horry County voters supported a One-Cent Capital Projects Sales Tax for roads, by a 61.4 to 38.6 percent margin. This tax went into effect on May 1, 2007, and increased the level of sales tax in Horry County an additional penny on all retail sales, accommodations and prepared food and beverage.



The S.C. Century Farm Program

The Century Farms Program honors families who have owned and farmed the same land for at least one hundred years. The program was created in 1974 for Anderson, Oconee and Pickens counties. In 1976, the South Carolina Legislature expanded it into a state-wide program. Since 1974, over 350 properties have been designated as Century Farms.



There are currently seven Century Farms in Horry County:

- The Stevens Farm
- The Horace Hammond Farm
- The Ralph Hammond Farm
- The McNeill Farm
- The H.G. Bullock Farm
- Bellamy Farms
- The Hendrick Farm



The Stevens Farm, ca. 1845



The Horry County Board of Architectural Review and Horry County Planning Staff are actively seeking additional qualifying farms to receive designation and accompanying recognition for the contributions that these families have made upon the heritage of Horry County. This designation places no restrictions on the farm, nor does it offer legal protection. There is no cost to apply.

If you think your family farm may qualify and would like additional information, please contact Adam Emrick at (843) 915-7897 or emricka@horrycounty.org.

Hwy 17 and Hwy 17 Business Streetscape

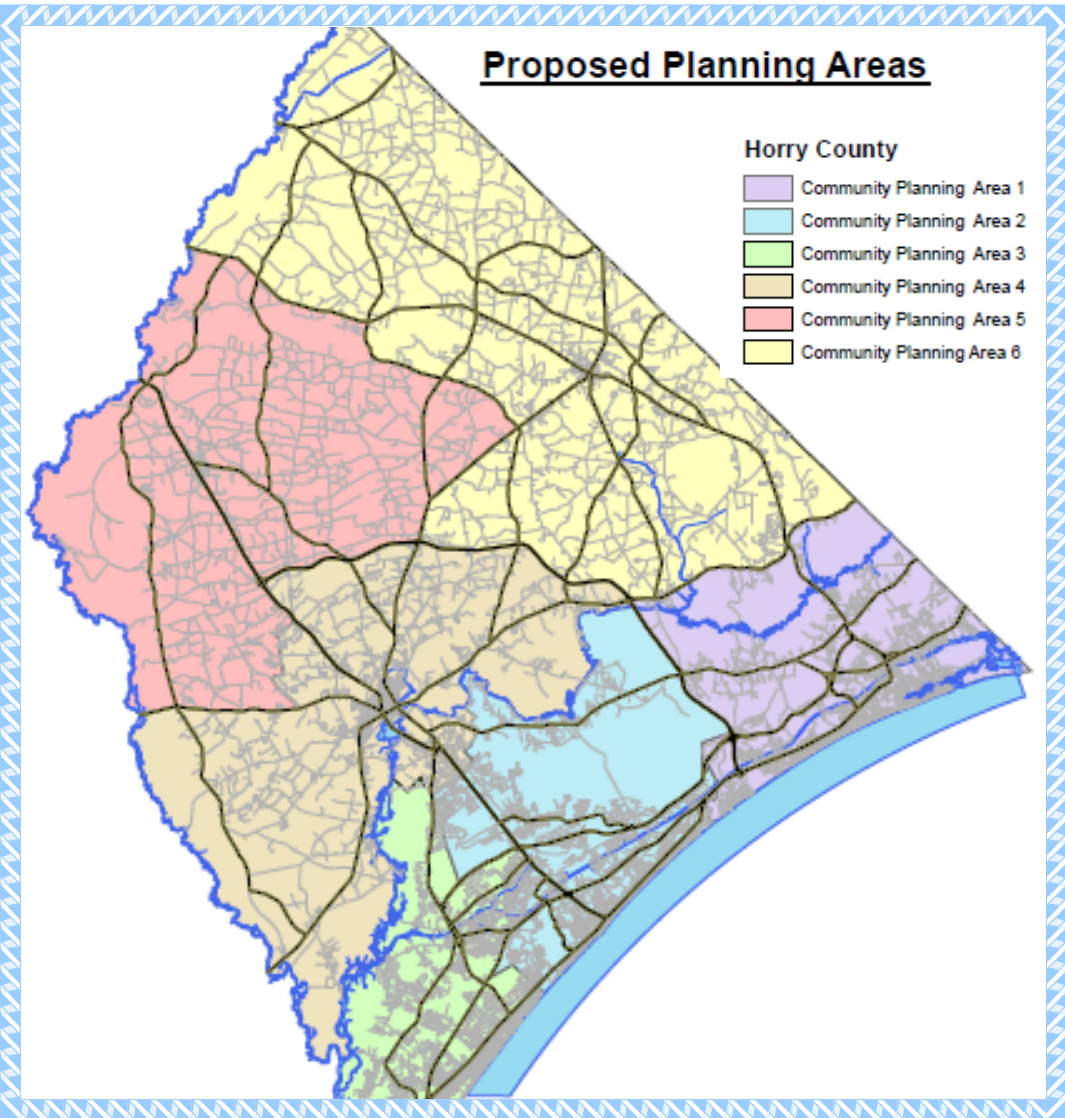
Horry County planning staff will be looking at Hwy 17 and Hwy 17 Business outside municipal jurisdictions for streetscape and landscaping opportunities. In June 2004 an Area Plan was passed for Highway 17 Business and Highway 17 Bypass on the South Strand. The plan makes a recommendation for a variety of possible landscaping treatments along Highway 17 to create a distinctly unique visual entrance to each community along the corridor. In addition to this, another recommendation was made to move pedestrians along Highway 17 Business by adding sidewalks along the length of the corridor. The study also recommended that there be an overlay implemented through the study area. Over the next several years planning staff will be moving forward to implement the recommendations of this plan. Planning staff is currently working with local groups to develop a beautification plan for Hwy 17 Business through Garden City. If you have ideas please call the Horry County Planning Department at (843) 915-5340.



ESTABLISHING COMMUNITY PLANNING AREAS

The cornerstone of any successful planning effort is citizen involvement. In past planning efforts, the Planning Department has made it a priority to involve citizens, businesses as well as community and County leadership. We strive to provide as much information as possible to all involved while simultaneously ensuring open debate and exchange of ideas. We are in the process assigning planners to specific Community Planning areas of the County. This will give persons with questions one point of contact for all things internal to the Planning Department in their geographical area. We also are compiling a list of Homeowner’s Associations and respective contact information throughout the county.

The department looks to capitalize on our strengths and embrace opportunities. If you have any opportunities for our department to help you in any way, please feel free to call our office at **(843) 915-5340**.



Quarterly Focus - Community Planning Area 1:

- Size:
Approx. 123 square miles
- Communities:
Arcadian Shores; Atlantic Beach; Briarcliffe Acres; Brooksville; Little River; Longs (partially); Nixon’s Crossroads; Poplar; Restaurant Row; Stephen’s Crossroads; Wampee
- Population in 2010:
Approx. 38,800 people
- Planning Aspects:
 - a.) Enhancing Little River Historic Waterfront;
 - b.) Better inter-municipal coordination;
 - c.) Improving Transportation Accessibility and Connectivity (west of ICWW);
 - d.) Improving Community Aesthetics and Identities.
- Elected Officials on Horry County Council:
District 1 - Harold Worley; District 9 - W. Paul Prince;
- Community Planner:
Adam Emrick, Senior Planner; Office Phone: (843) 915-7897 (direct)



HORRY COUNTY PLANNING COMMISSION (PC)

The **Planning Commission** is appointed by Horry County Council to discuss and make recommendations on rezonings, land design modifications, street names, and a variety of planning related documents. By S.C. State Law (S.C. Code Section 6-2-340), “a local planning commission has a duty to engage in a continuing planning program for the physical, social and economic growth, development and redevelopment of the area within its authority”. The Commission’s recommendations on rezoning requests, code amendments, implementation of specific goals and strategies of the Horry County Comprehensive Plan “Envision 2025” and on other land-use issues have to be sent to Horry County Council for three readings before becoming effective.



What is Zoning?

Zoning is a police power measure in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building dimensions, setbacks and other development standards.

Frequently Asked Questions about Planning & Zoning (Part I)

Question: “What is Planning?”

Answer: (Urban and Regional) **Planning** is the management of land uses; residential, commercial and industrial. The goal of land-use planning is to further the welfare of people and their communities by creating convenient, equitable, healthful, efficient, and attractive environments for present and future generations

Question: “How can I find out what the zoning of my property is?”

Answer: Anybody who owns real estate in Horry County will have a 10-digit **Tax Map Section Number or TMS#** attached to their property tax bill. To find out the zoning on your property, simply call the Horry County Planning and Zoning Department at **(843) 915-5340** and have that TMS # available.

Question: “What does REZONING mean?”

Answer: If someone wished to build or operate a proposed land use that is not permissible within the established zoning district for that parcel, then the individual must apply for a rezoning or change in zoning district. The rezoning is reviewed by the Planning Commission, but must be approved by County Council.



HORRY COUNTY ZONING BOARD OF APPEALS (ZBA)

The **Zoning Board of Appeals** is a nine (9) member quasi-judicial board who is responsible for granting variances and special exceptions to the Zoning Ordinance. The Board also hears administrative appeals and reconsiderations of previous requests that have been denied.

The Board meets on the second Monday of each month. Any request for a variance, special exception, appeal or reconsideration must have a completed application along with a fee of \$200.

For more information or an application, visit:

<http://www.horrycounty.org/depts/econdev/PlanningZoning/Current.asp>



The **Horry County Parks and Open Space Board** was established to promote the provision of parks, recreational facilities and green open spaces for the enjoyment of residents and visitors alike. The Board has laid-out its future goals and strategies with a Parks and Open Space Plan, which is based on the concept of “Green Infrastructure” and calls for more (inter-)connectivity of existing neighborhood parks with county parks and nature preserves. Connections can be provided in various shapes and types, such as bike and hiking trails, greenways, rivers, and forest corridors. For more information, visit <http://www.horrycounty.org/boards/>



The **Keep Horry County Beautiful Committee** was founded in 2011 as a subcommittee of the Horry County Parks and Open Space Board. Its mission is “to inspire residents and visitors to value and protect the natural beauty of Horry County and to empower them to keep the open spaces, rivers, and beaches clean and litter free.” So far, the Committee has been active in Beautification efforts, Litter Cleanup Events, Community Outreach and Education. The Keep Horry County Beautiful Committee is affiliated with Keep America Beautiful, Inc. and together with “Keep North Myrtle Beach Beautiful” is the second affiliate in Horry County. For more information either search for “Keep Horry County Beautiful (KHCB) on Facebook or go to: <http://www.horrycounty.org/planning/KHCB/KHCBDefault.pdf>



The Horry County Board of Architectural Review

The **Horry County Board of Architectural Review and Historic Preservation (BAR)** is working to locate and preserve historic cemeteries believed to have been abandoned or lost. Using Ground-Penetrating Radar and handheld Global Positioning Units, and with the assistance of citizen volunteers, we have been able to inventory more than 15,000 gravesites in more than 250 historic cemeteries. Of these, 169 cemeteries have been officially preserved by adding them to the Horry County Historic Property Register. The Cemetery Project has been especially successful for the BAR, earning several awards, as the 2011 South Carolina Archeology Stewardship Award, the 2011 J. Mitchell Graham Award, and a 2012 National Association of Counties (NACo) Achievement Award. For more information, visit <http://www.horrycounty.org/planning/BAR/Default.pdf>

Horry County Affordable and Workforce Housing Commission



The **Horry County Affordable and Workforce Housing Commission (AHC)** was founded in 2009 to promote and encourage the development of affordable housing for the citizens and workforce of Horry County, and to develop the means to provide financial counseling resources in an effort to minimize or avoid future foreclosures on residential properties. Other aspects that the Commission is currently looking at involve: Foreclosure Activity, Foreclosure Prevention, Homelessness, Fair Housing, Housing Statistics, Housing Plans. For more information, visit: <http://www.horrycounty.org/planning/AWHC/Default.pdf>

2012 Meeting Calendar

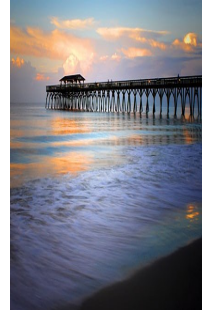


August

- Thursday, 8/2 - 5:30PM: **Planning Commission**
- Monday, 8/13 - 5:30PM: **Zoning Board of Appeals**
- Tuesday, 8/14 - 9:00AM: **County Council Committee of the Whole**
- Wednesday, 8/15 - 1:00PM: **Affordable Workforce Housing Commission**
- Tuesday, 8/21 - 2:30PM: **Board of Architectural Review**
- Tuesday, 8/21 - 6:00PM: **County Council**
- Thursday, 8/30 - 3:00PM: **Planning Commission Workshop**

September

- Monday, 9/3: **LABOR DAY (HOLIDAY)**
- Tuesday, 9/4 - 1:00PM: **Parks & Open Space Board**
- Tuesday, 9/4 - 6:00PM: **County Council**
- Thursday, 9/6 - 5:30PM: **Planning Commission**
- Monday, 9/10 - 5:30PM: **Zoning Board of Appeals**
- Tuesday, 9/11 - 9:00AM: **County Council Committee of the Whole**
- Tuesday, 9/11 - 2:30PM: **Keep Horry County Beautiful**
- Tuesday, 9/18 - 2:30PM: **Board of Architectural Review**
- Tuesday, 9/18 - 6:00PM: **County Council**
- Wednesday, 9/19 - 1:00PM: **Affordable Workforce Housing Commission**
- Thursday, 9/27 - 3:00PM: **Planning Commission Workshop**



One last note:

Horry County Council passes amendment to allow for additional uses in Passenger and Product Transportation Zoning District (PA1):

On July 10, 2012 Horry County Council approved Ordinance 30-12 at Third Reading to add for new and used vehicle sales in the PA1 zoning district. The PA1 (Passenger & Product Transportation) district is intended to provide opportunities to locate and develop businesses whose primary purpose is the movement of people or goods in Horry County. Before the change, only the RE4 (High Bulk Retail) and HC (Highway Commercial) districts allowed for vehicle sales. By making this amendment to allow such sales in PA1, County Council is providing more zoning flexibility and options to the general advantage of auto sale businesses and specifically to auto repair shops who currently operate in PA1 and who want to expand their business to include new and used vehicle sales.