



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.

November 14, 2019

David Schwerd, Director

John Danford, Deputy Director

Andy Markunas, Deputy Engineer

Thom Roth, Deputy Stormwater Manager



Session Contents

- Zoning
- The Rezoning Process
- Components of Development Review
- Enforcement and Complaints
- Mechanisms for Public Input



Ground Rules

- Mechanism to learn, so ask questions.
- Respect opinions.
- Allow others to speak and have the opportunity to learn.
- Turn off cell phone ringers.



Understanding Zoning

Horry County
Citizen Planning Academy
November 14, 2019

Foundations of Zoning

- 1867 - San Francisco enacted the first zoning ordinance in America, restricting the placement of slaughter houses, hog storage facilities, and hide curing in certain areas of the city.
- 1908 - Los Angeles becomes first municipality to apply zoning to undeveloped land, separating residential and industrial uses.
- 1916 - New York City adopts nation's first comprehensive zoning ordinance containing regulations for land use, density, and building bulk.
- 1929 - Wisconsin adopts the first instance of rural zoning to identify and regulate areas where agriculture, forestry, and recreation may occur.



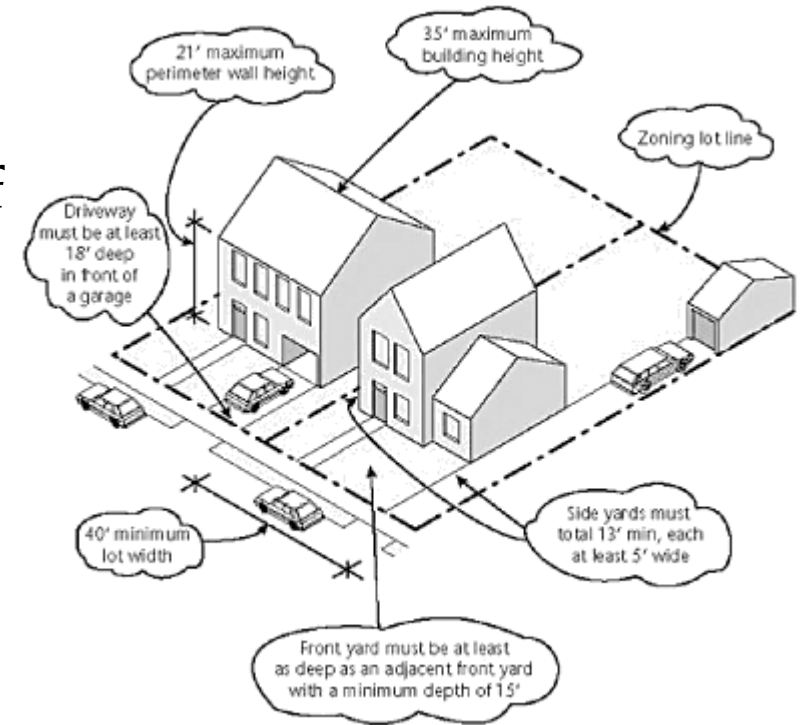
Role of Zoning

- Guide development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare (SC § 6-29-710), considering the following:
 - Provide for adequate light, air, and open space;
 - Prevent overcrowding of land and congestion in streets
 - Facilitate the creation of a convenient, attractive, and harmonious community;
 - Protect and preserve scenic, historic, or ecologically sensitive areas;
 - Regulate the density and distribution of populations and the uses of buildings, structures and land;
 - Facilitate the adequate provision or availability of transportation, police and fire protection, water, sewage, parks, schools, etc
 - Secure safety from fire, flood, and other dangers; and
 - Further the public welfare in any other regard specified by the local governing body.

Zoning Authorities

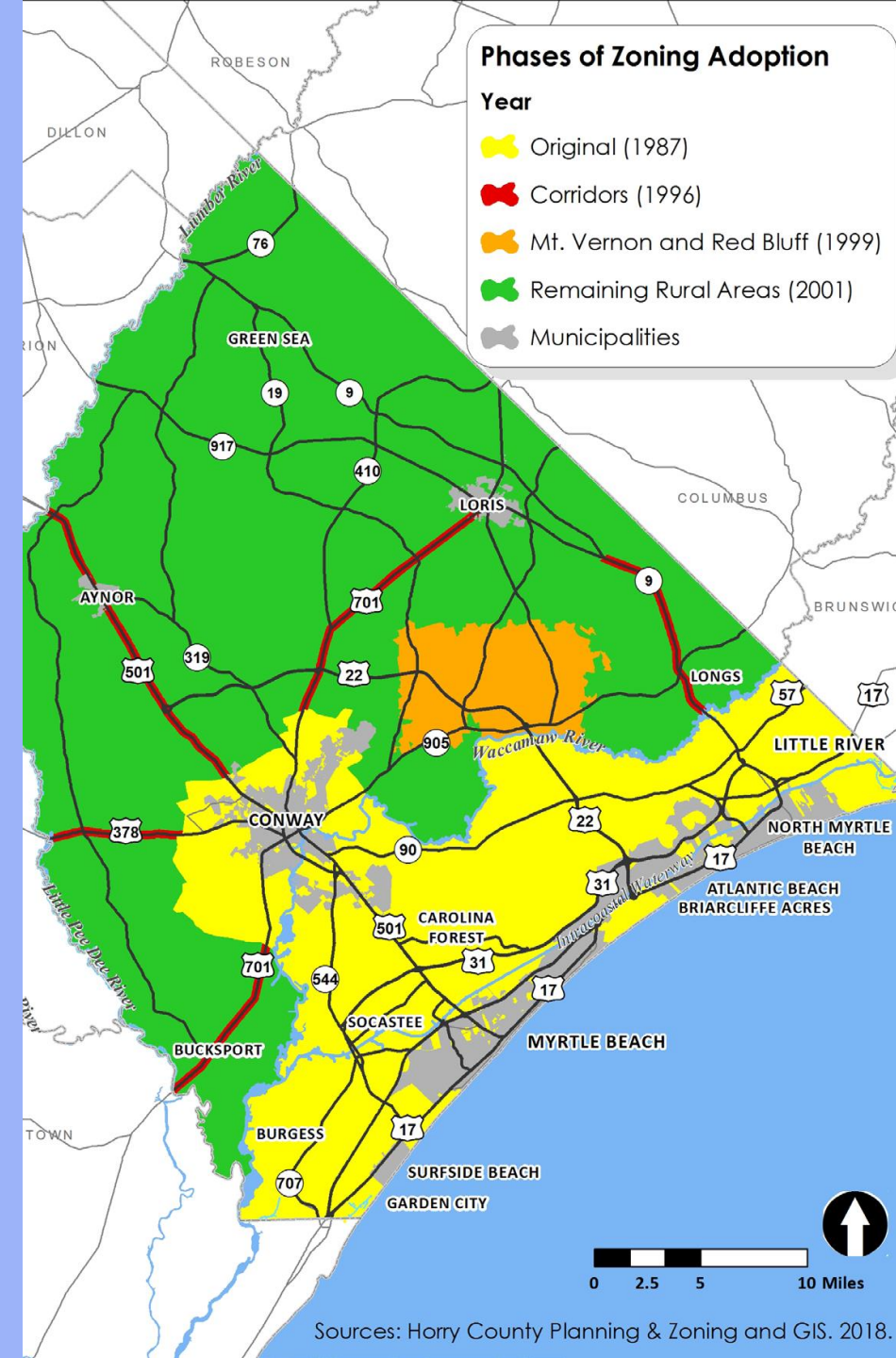
Implementation of a comprehensive plan through zoning regulations:

- Land use;
- Size, location, height, bulk, orientation, construction, reconstruction, alteration, demolition, or removal in whole or in part of buildings and other structures, including signage;
- Density/occupancy
- Lot coverage, impervious surfaces, open spaces
- Off-street parking and loading;
- Tree preservation, landscaping, buffers, lighting, curb cuts;



Planning in Horry County

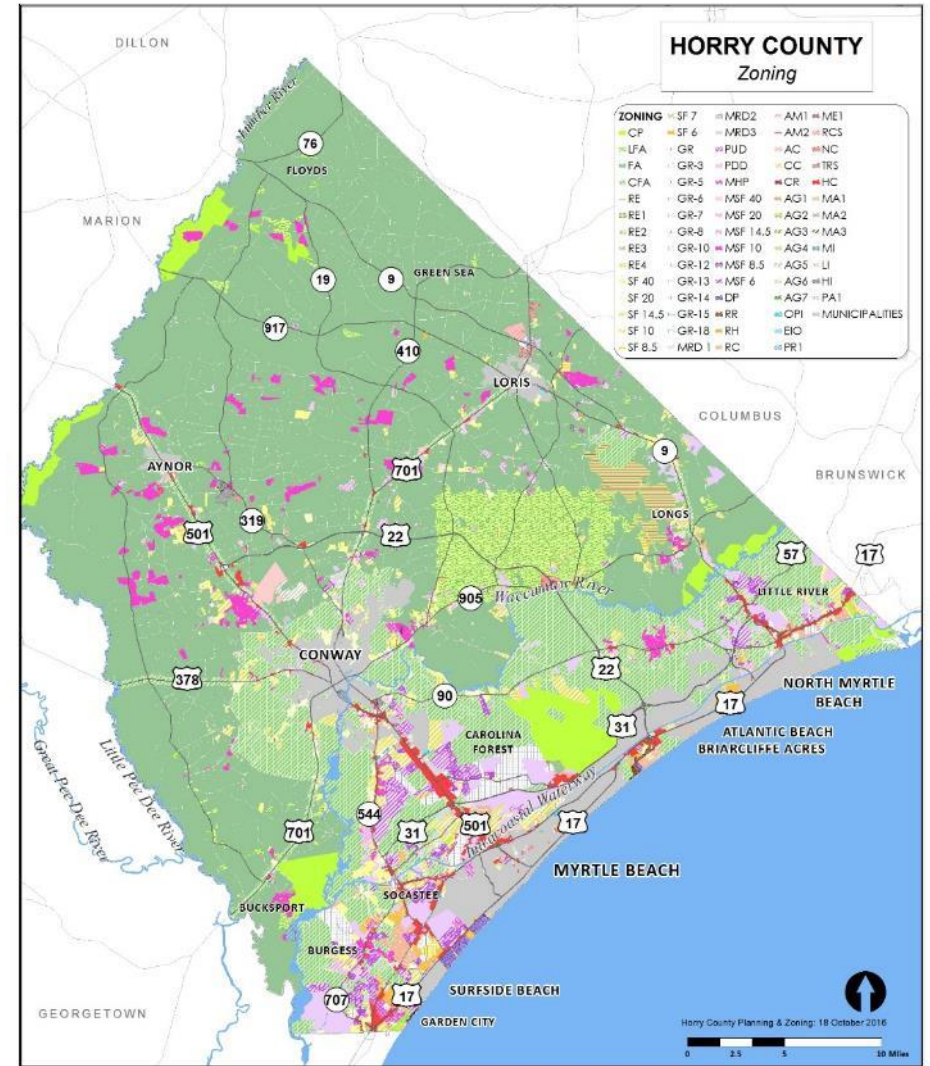
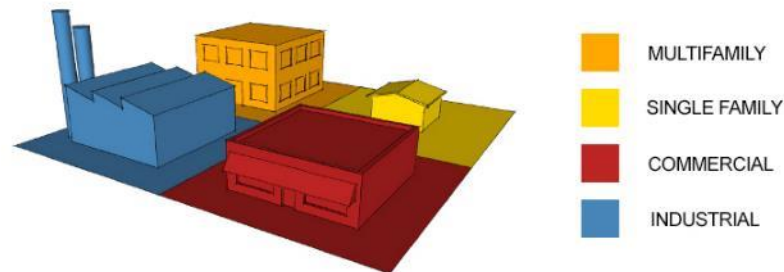
- 1983 - Subdivision Regulations
- 1987 - Urban Areas Zoned
- 1996 - Corridors Zoned
- 1999 - Mt. Vernon and Red Bluff Zoned
- 2001 - Remaining Rural Areas Zoned
- Land Development Regulations Adopted
- Landscape and Tree Preservation Adopted
- Access Management Standards Adopted
- 2009 - Land Development Regulations Revised



Euclidian Zoning

- Primarily intended for separation of uses
- Zoning upheld in 1926 in *Village of Euclid, OH v Amber Realty* as extension of police power
- Horry County has 60+ districts, result of two merged zoning ordinances and incremental adoption of zoning.

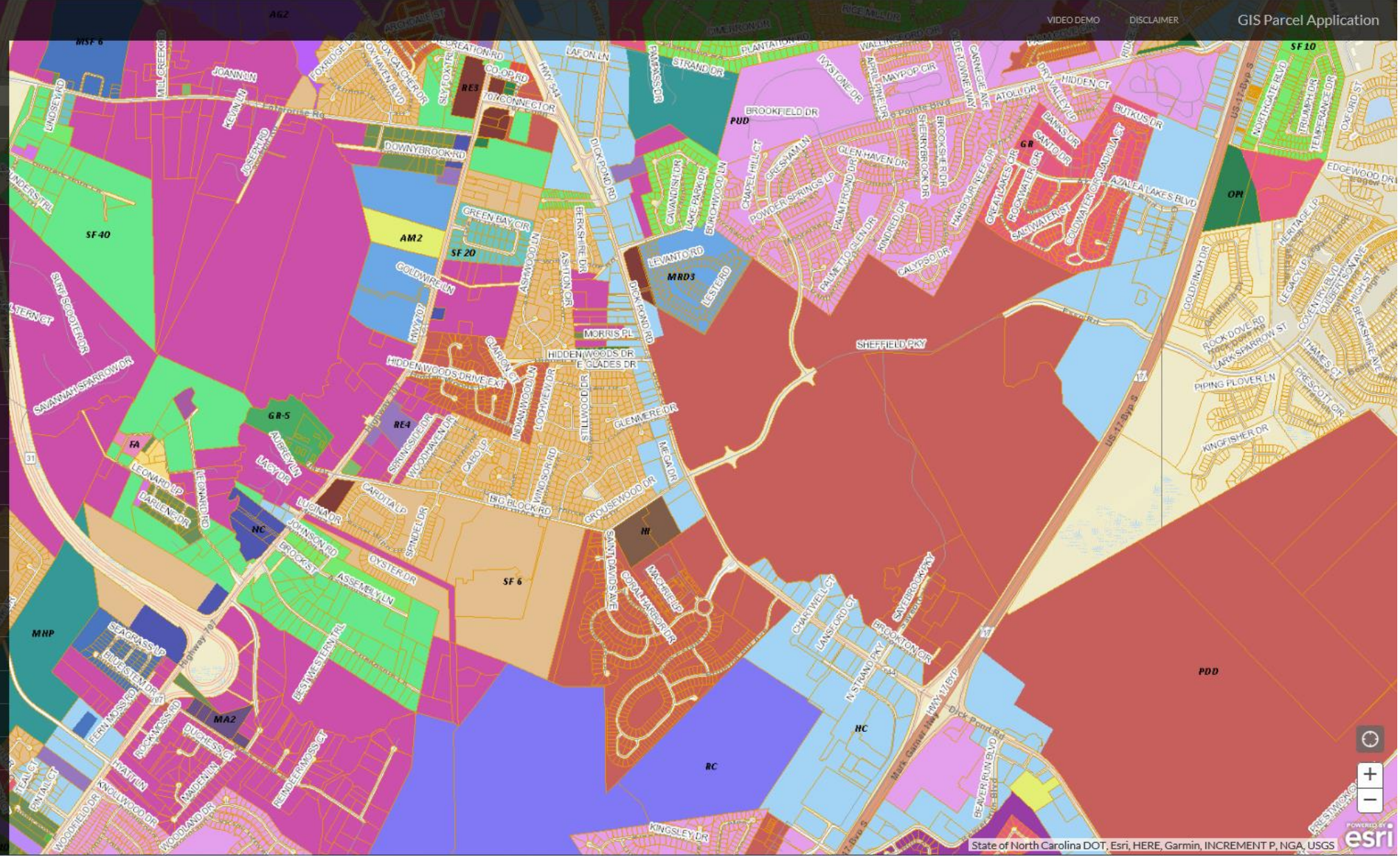
EUCLIDEAN ZONING



horrycounty.org

LEGEND

- LAYERS
- Limited Access Highways
- Highways
- Roads
- Flood Zones
- Zipcodes
- Hydrography
- Addresses
- Retired Parcels
- Parcels
- PIN Numbers
- Parcel Line Dimensions
- Building Footprints
- Council Districts
- Corridor Overlays
- Zoning
- Municipalities
- Spoilage
- County Boundary
- Polling Places
- Future Land Use



Market determines tenants

Zoning does not determine the tenant; however, it can regulate:

- Land use;
- Square footage of commercial;
- Design standards



PDD Zoning

- Project with mixture of housing, commercial uses, or shopping centers, office parks and mixed use development.
- Unified site design that must have a mixture of uses.
- Intended to encourage innovative site design.
- Unique set of regulations for entire project.

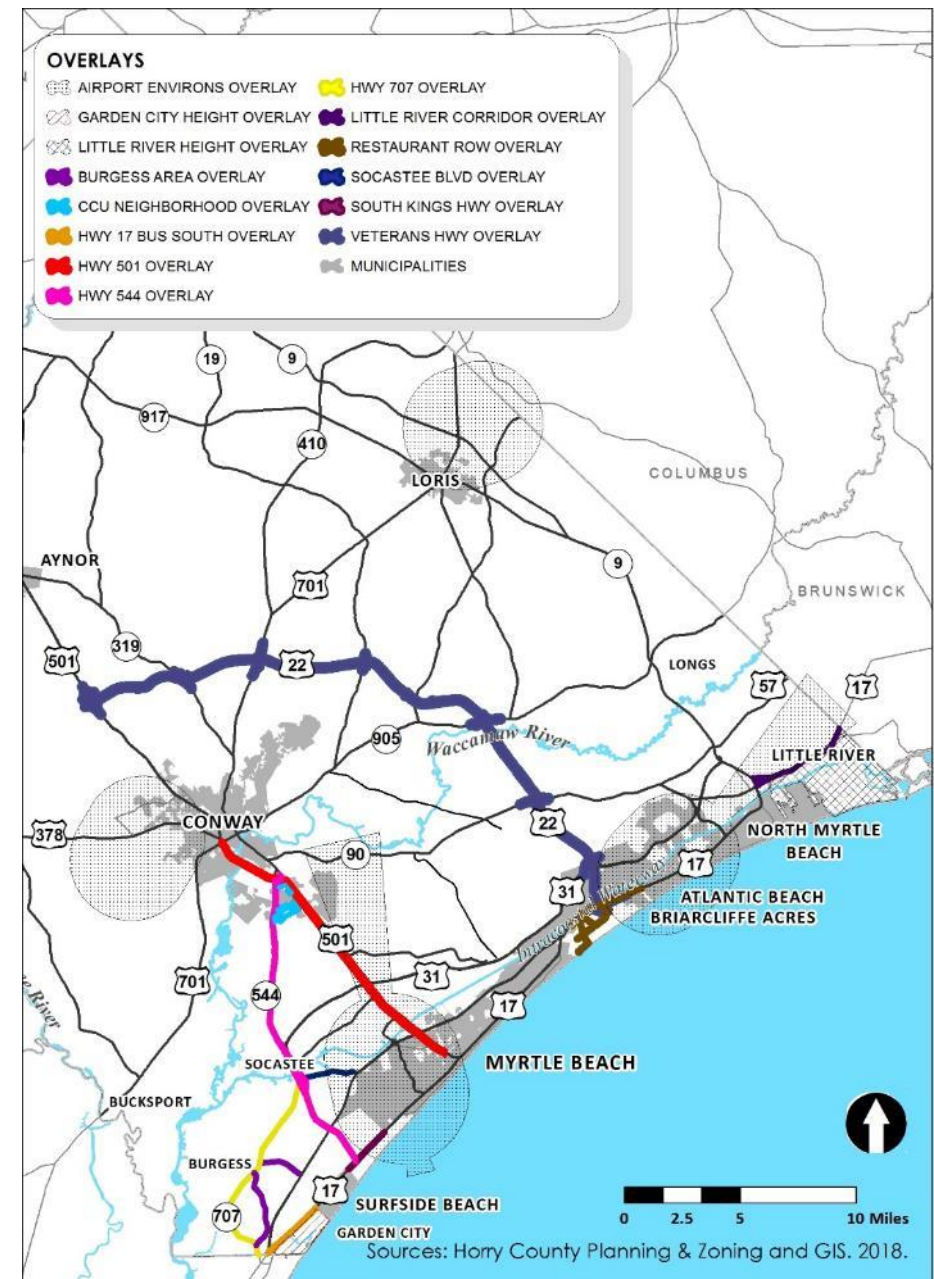


Saybrooke West PDD Example

[SC Comprehensive Planning Guide I-18]

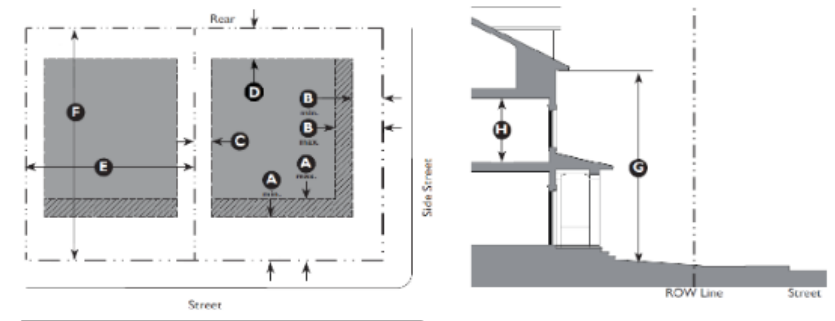
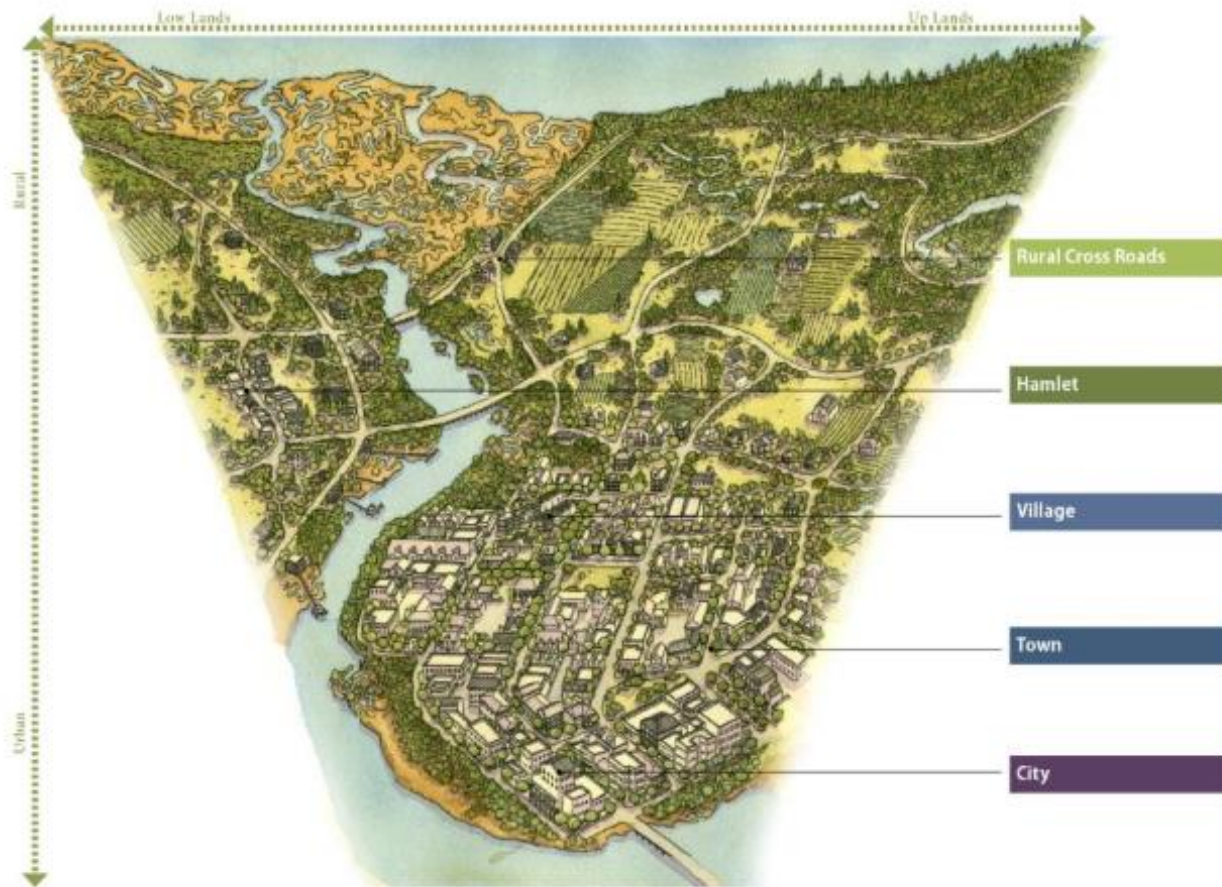
Overlays

- Additional regulatory standards unique to area.
 - Building height
 - Building materials
 - Landscaping
 - Signage
- Can relax requirements as well.



Form-Based Code

- Focuses more on design and scale, as opposed to use.



Key
- - - ROW / Property Line ■ Building Area
— — — Setback Line ■ Facade Zone

Example of Hamlet - Residential
Beaufort County Code

Rezoning Process

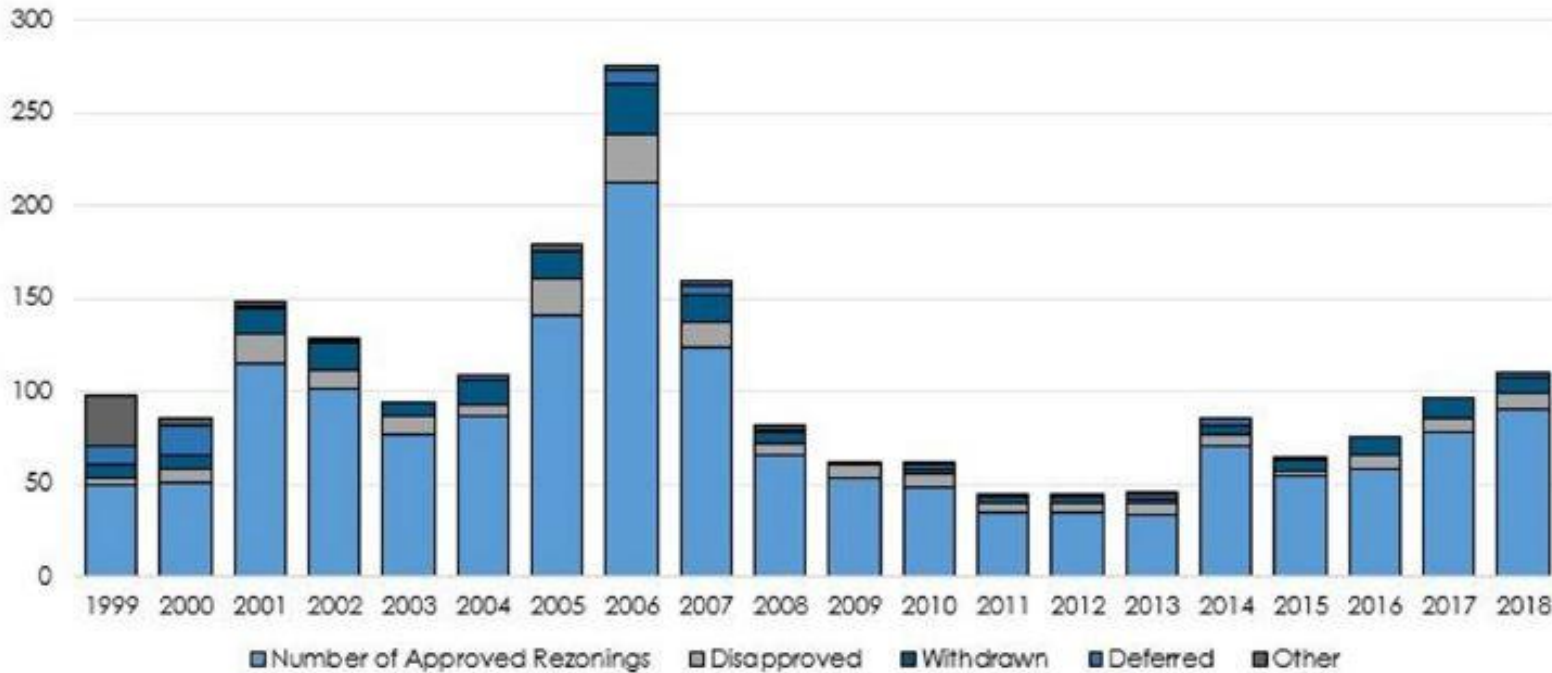
- Why approve rezonings before the infrastructure is in place?
- How is this going to affect my home value?
- You should work with agency or department.

Rezoning Process

- Have you done a wetlands study?
- Have you completed a traffic study?
- Have you done an environmental analysis?
- Development is creating the all of the flooding.

Current Planning & Zoning

Planning Commission Rezoning Cases, Annually 1999-2018

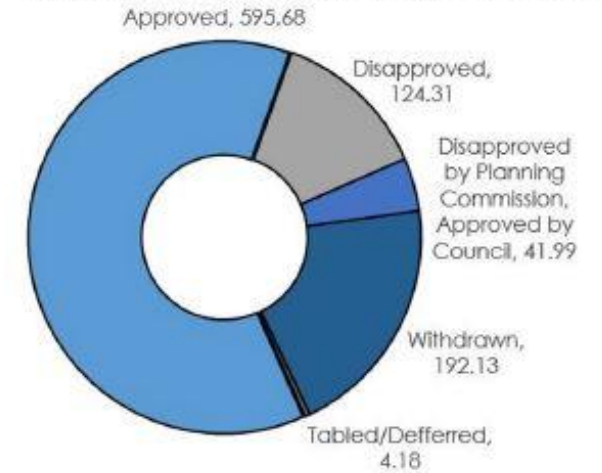


Single-Family Units
Approved by County Council **2,262**

Multi-Family Units
Reduced by County Council **-410**

Approximately
54,000
TOTAL
Residential Units
available for construction in
unincorporated
Horry County

FY19 Planning Commission Rezoning Cases, Acreage



Total Acreage of Planning Commission Cases **985.29**



116,160
Additional Units Needed

53,000

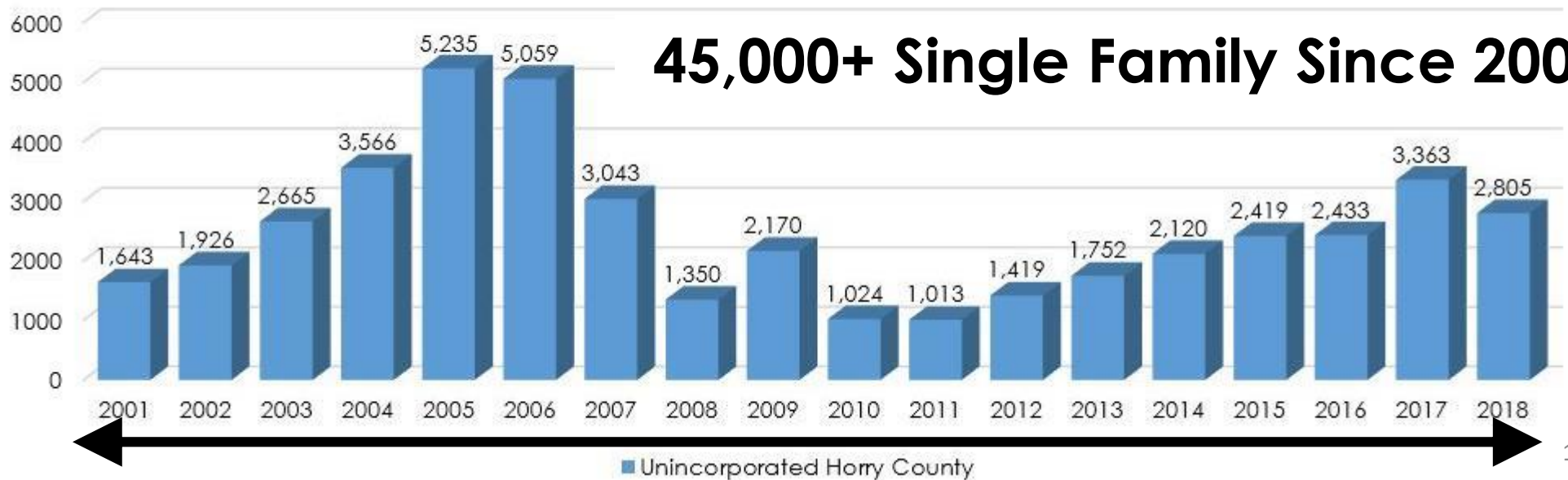
Already Approved

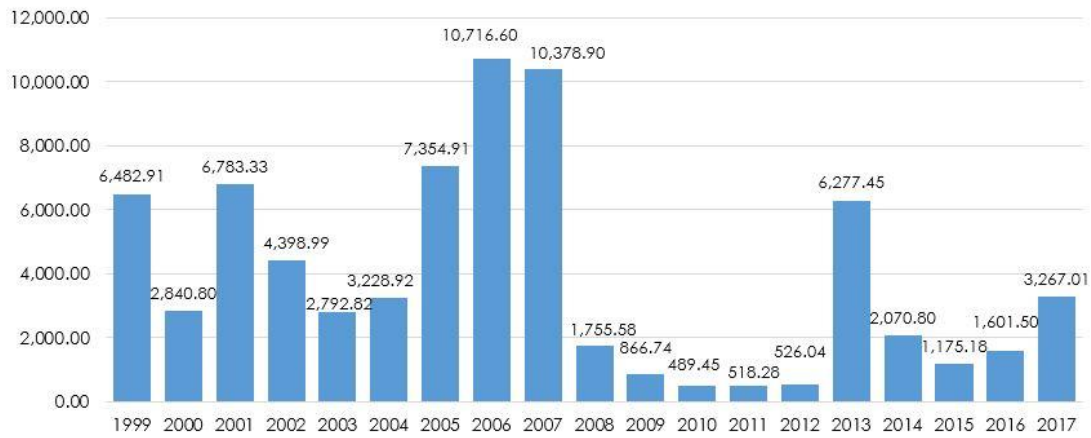
63,160
More Needed



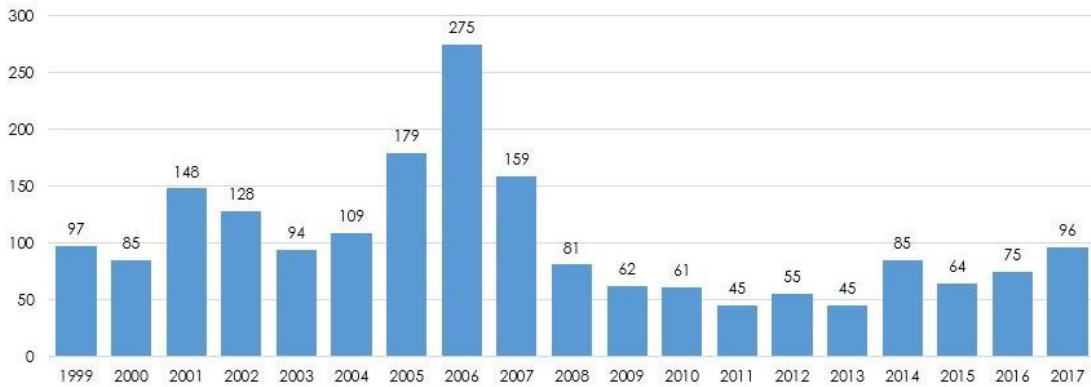
Image: Post and Courier

Annual Single Family Unit Permits, 2001-2018





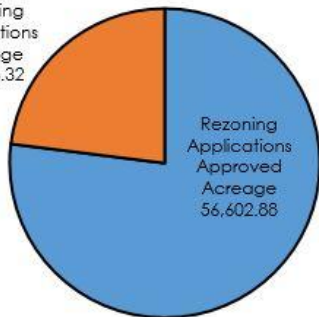
■ Rezoning Applications Total Acreage



■ Number of Rezoning Applications

Rezoning Application Acreage

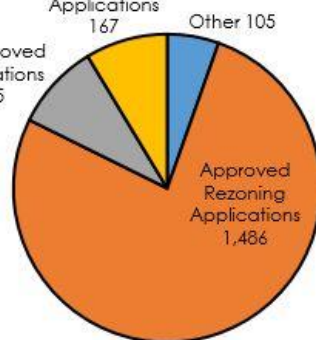
Withdrawn and Disapproved Rezoning Applications Acreage 16,923.32



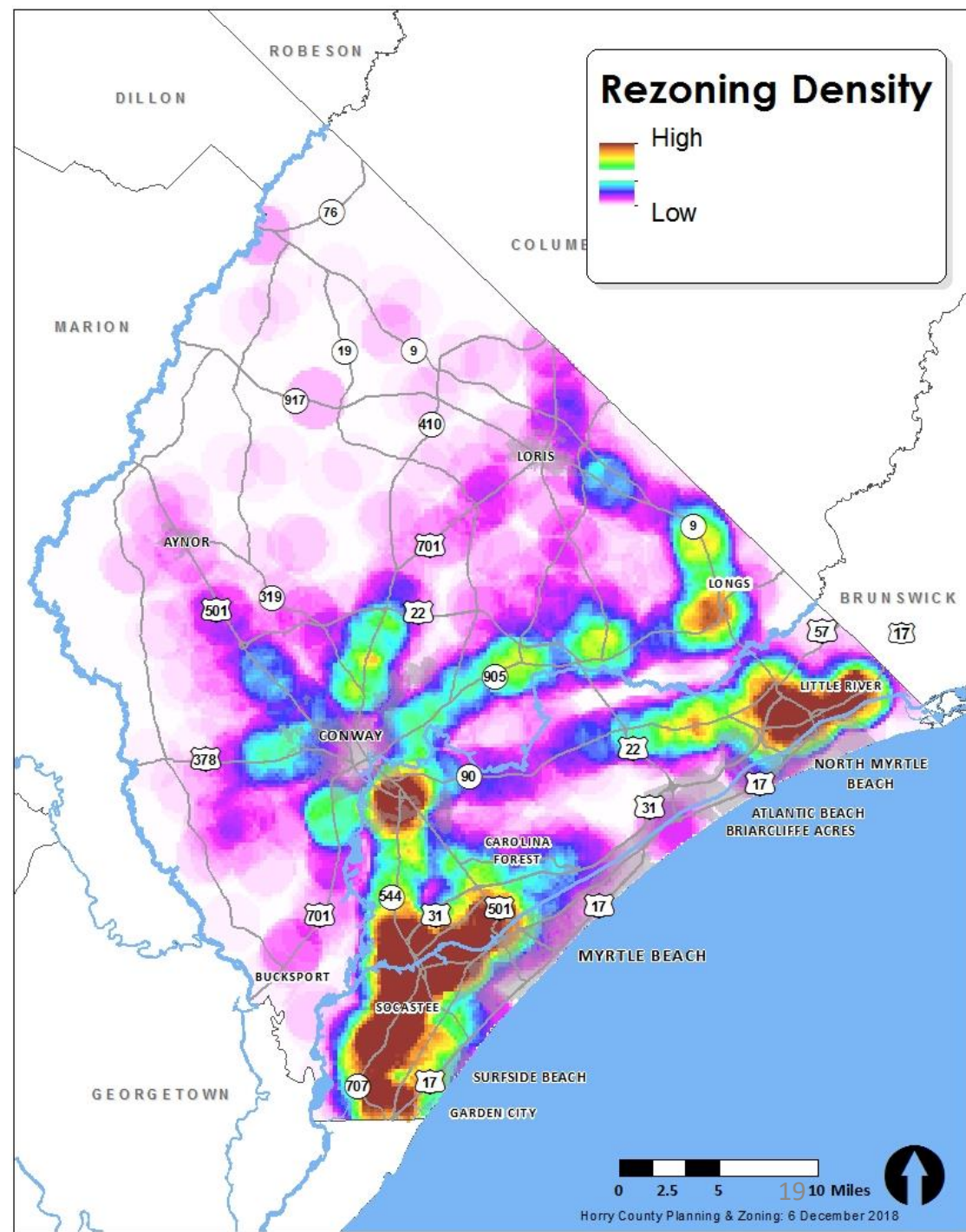
Rezoning Applications Approved Acreage 56,602.88

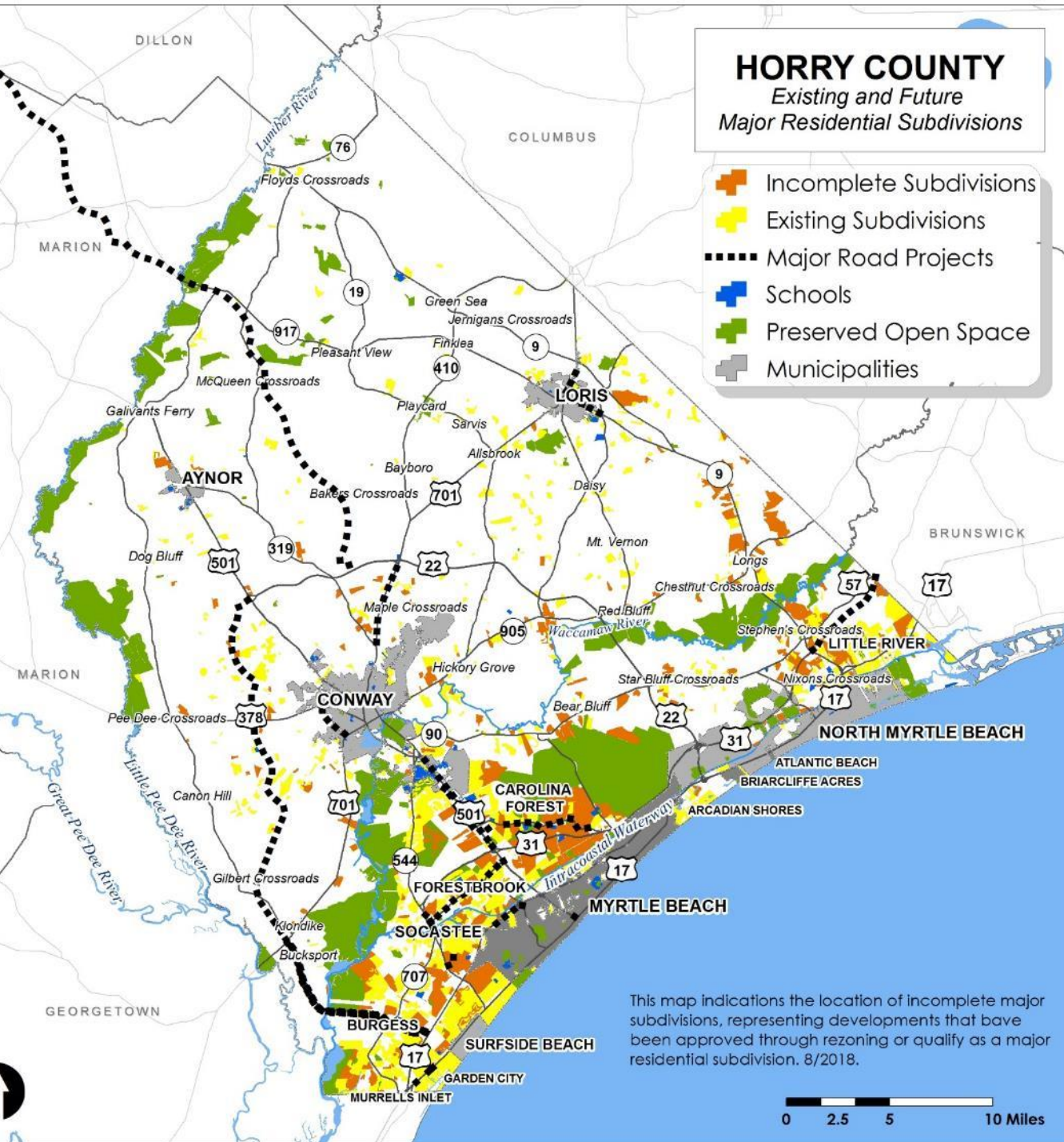
Rezoning Application Results

Withdrawn Applications 167
Disapproved Applications 175



Approved Rezoning Applications 1,486





54,000 Units Allowed

FY 2019

**Additional 2,262 SF
Reduction of 410 MF**

**2,967 Units
Constructed**

CURRENT PLANNING & ZONING

rezoning process

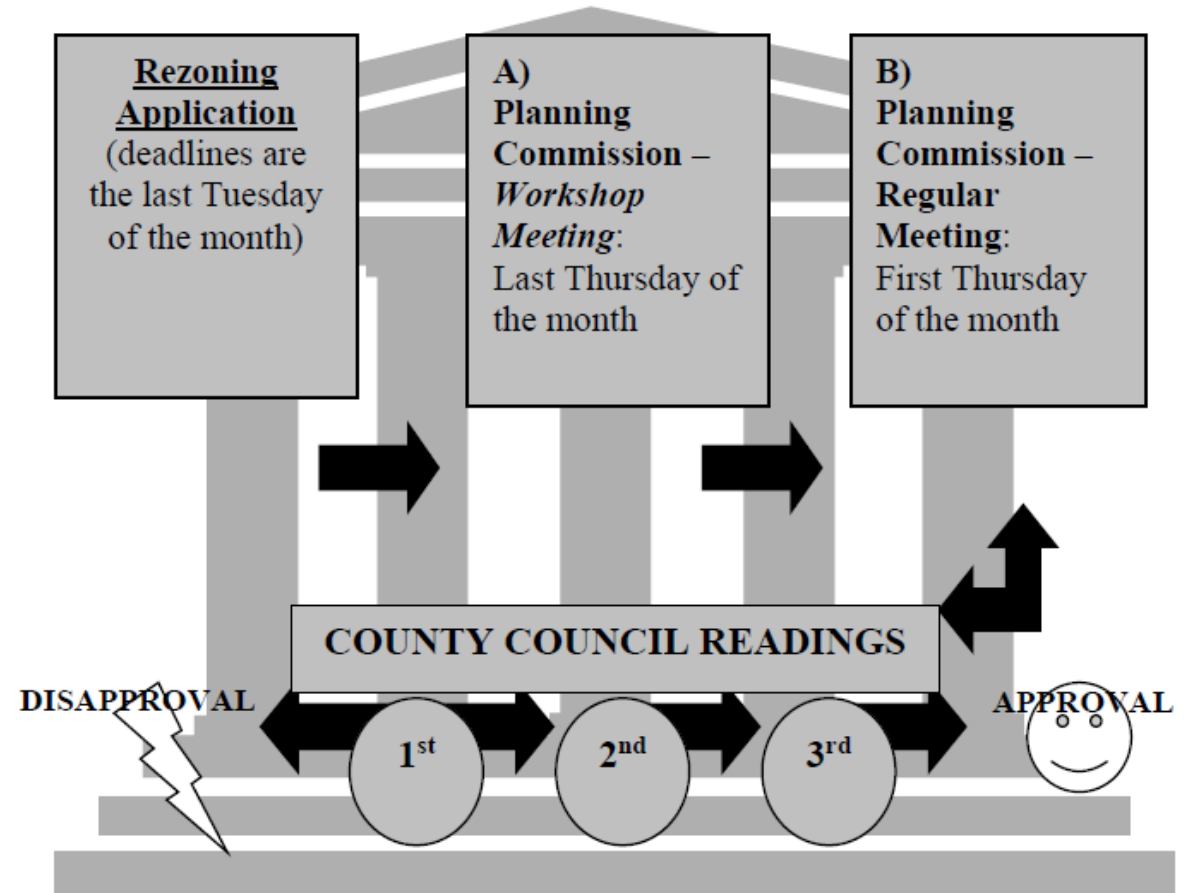
- Applicant submits application and pays fee
- Fee varies from \$250 for most up to many thousands for larger Planned Developments
- Property is posted
- Neighbors are notified
- Public Hearing notice is placed in the paper



CURRENT PLANNING & ZONING

rezoning process

- Planning Commission public hearing the first Thursday of each month
- PC makes a recommendation; recommendation forwarded to Horry County Council
- Must receive 3 readings from County Council including another Public Hearing



FUTURE LAND USE MAP

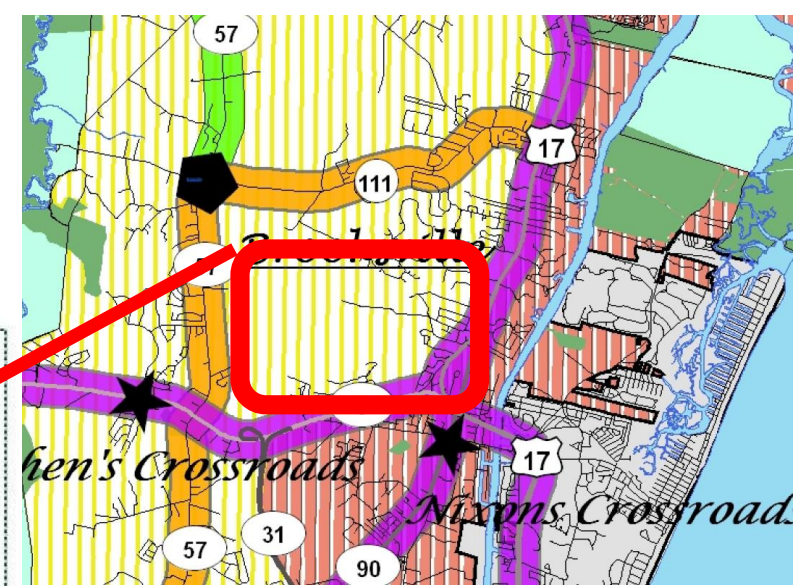
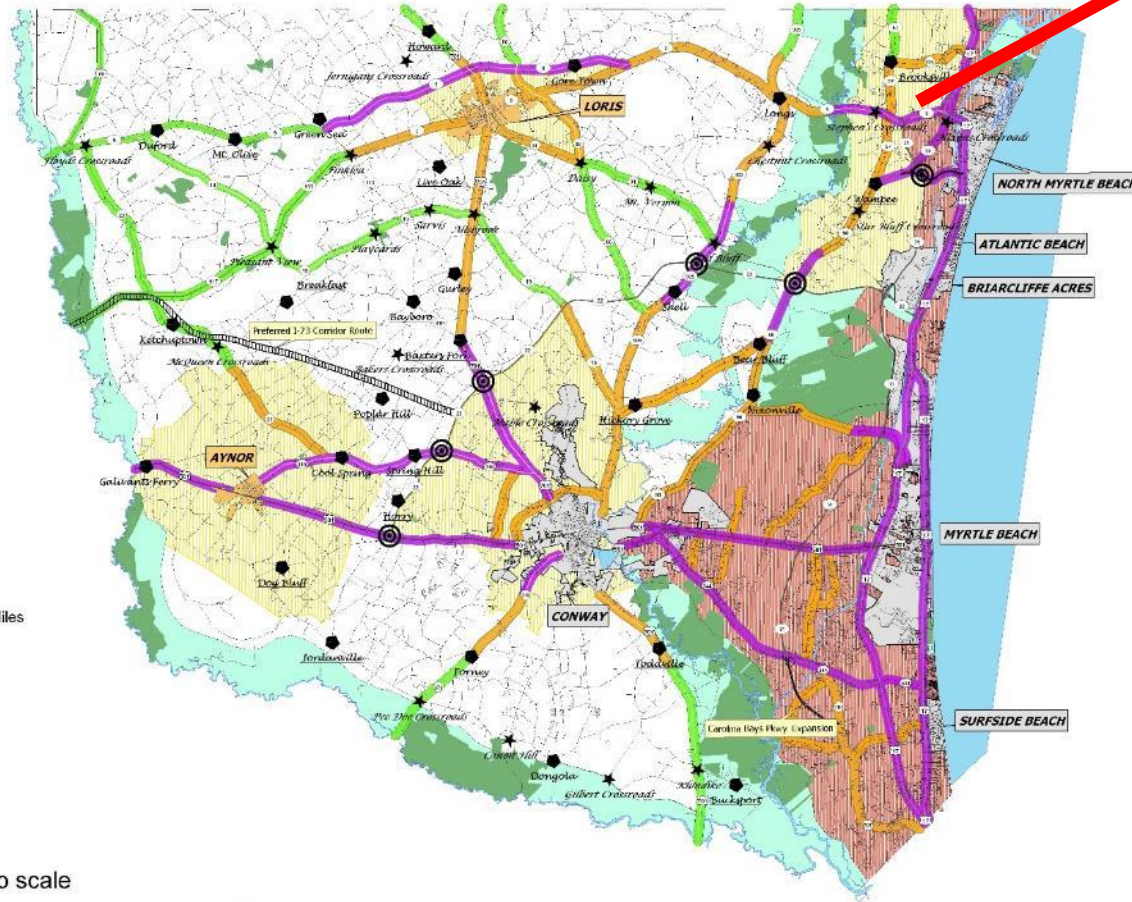


ENVISION 2025 - FUTURE LAND USE MAP

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



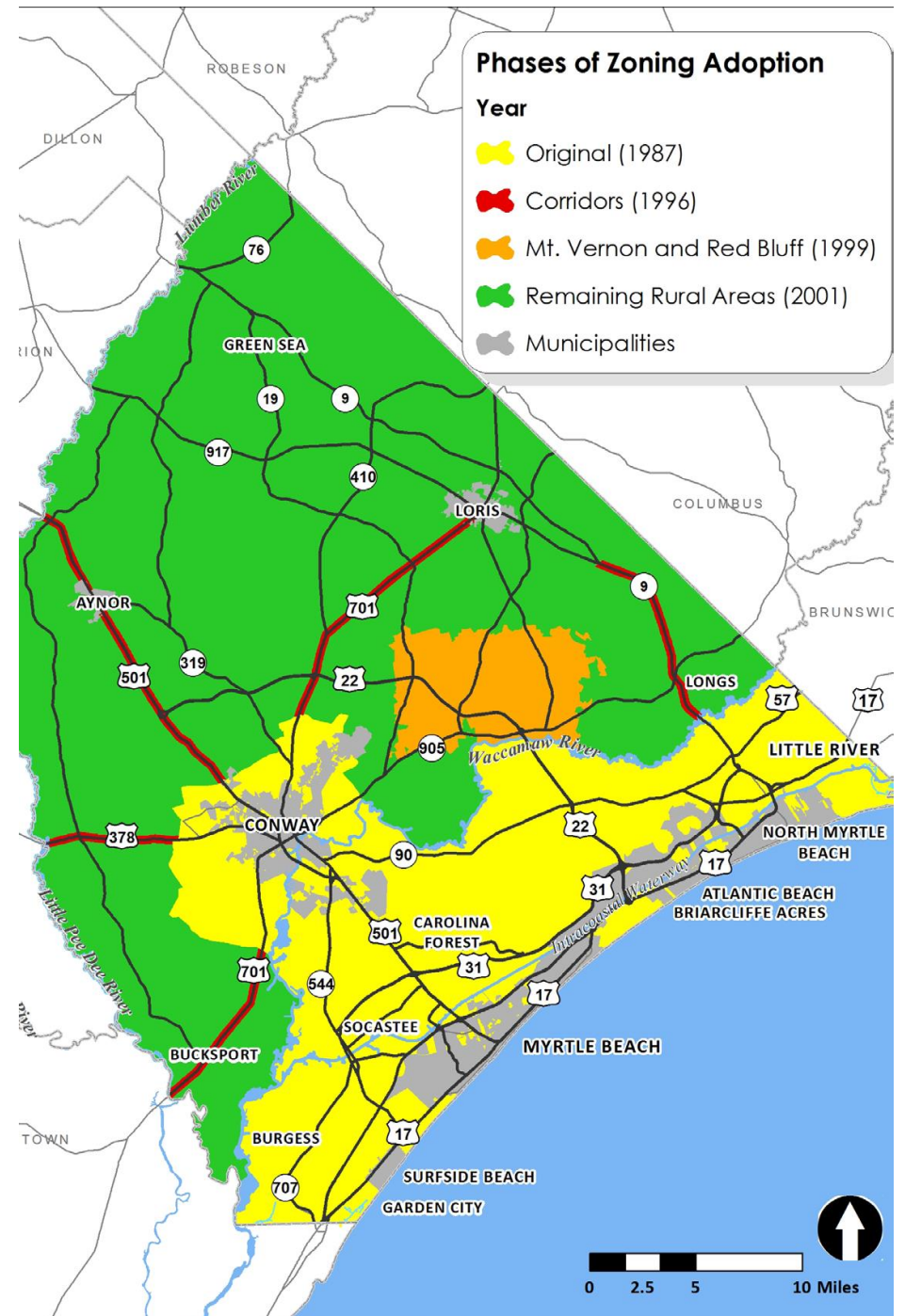
Note: Area symbols in map not shown to scale



- Would the change be contrary to the Future Land Use Map and the Comprehensive Plan(Area Plan)?

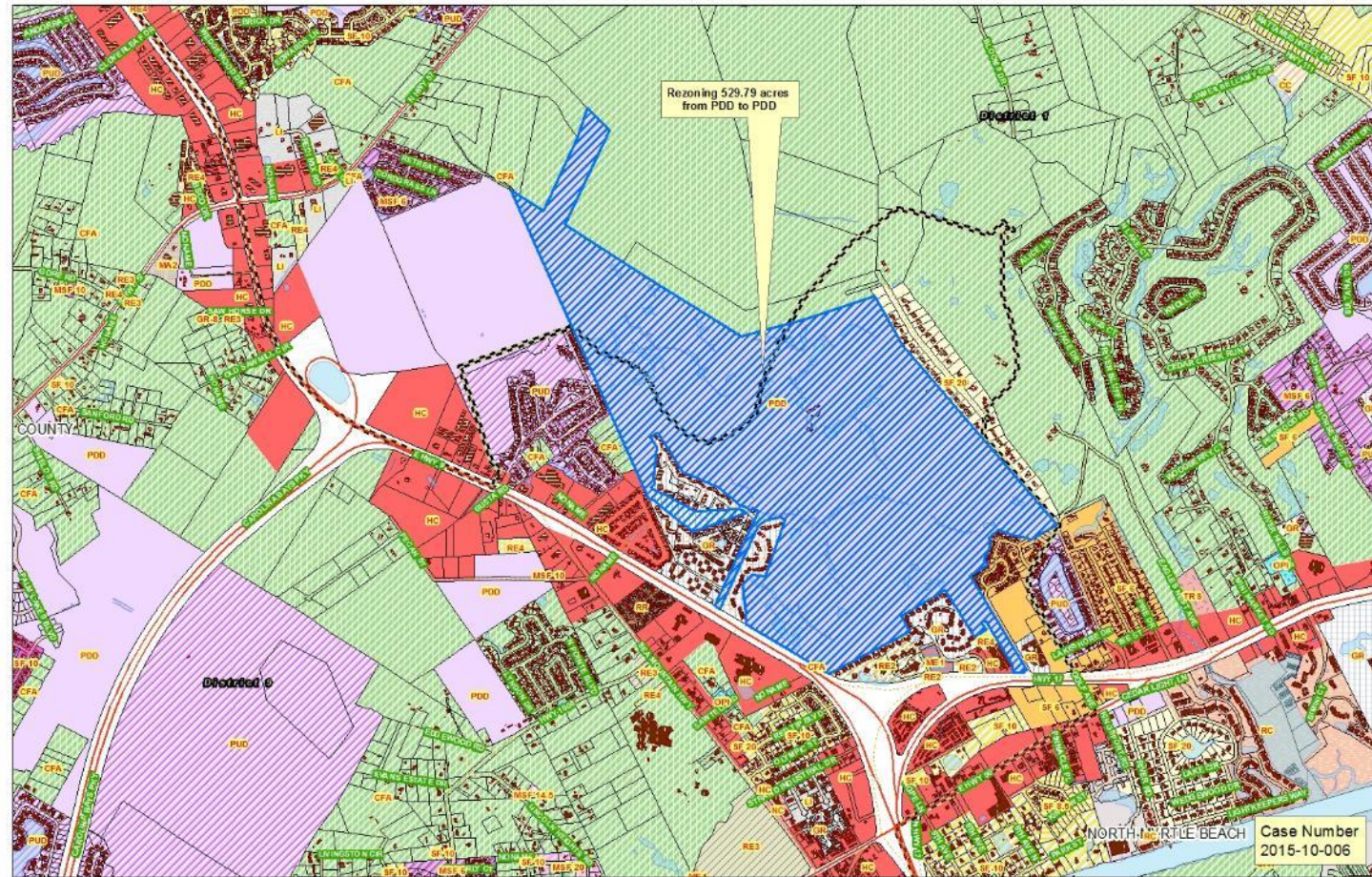
Zoning Adoption

- Is it difficult or impossible to find adequate sites to accommodate the uses?
- Why don't they develop under the current zoning?



EXISTING ZONING

- Is the change contrary to existing established land uses?



REZONING STAFF SHEET

- How will the change alter demand for public facilities?
- Is the area within a flood zone?
- How will the change alter demand for public facilities?
- Will the change meet the requirements for of the Land Development Regulations and other Zoning Ordinances?



PROPERTY INFORMATION

Applicant	James M. Wooten (843.692.3200)	Rezoning Request #	2015-10-006
PIN #	3130000018	County Council District #	H. Worley & P. Prince
Site Location	Old Baytree Golf Course	Staff Recommendation	
Property Owner Contact	Baytree SC, LLC (757.463.5000) 448 Viking Drive, Suite 220 Virginia Beach, VA 23452	PC Recommendation	
		Size (In acres) of Request	530

ZONING DISTRICTS

Current Zoning	PDD
Proposed Zoning	PDD
Proposed Use	Mixed Use

LOCATION INFORMATION

Flood and Wetland Information	Zone X	CFA	CFA	SF20 / CFA
Public Health & Safety (EMS/fire) in miles radius	2.27	PDD / PUD	Subject Property	SF6
Utilities	LRWS	CFA / HC	GR / HC	RE2 / GR
Character of the Area	Mix of residential, commercial and undeveloped			

COMMENTS

Comprehensive Plan District: Urban Corridor / Transitional Growth Area	Overlay/Area Plan: NA
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Is this plan consistent with the Land Use Plan?

Discussion: Formerly known as the Villages at Bay Tree, River Grand is an approved PDD located in Little River. The applicant is requesting to rezone this existing PDD to a new PDD to reduce both residential and commercial densities. In 2005, the Villages at Bay Tree PDD was approved (Ordinance 76-05) to create a traditional neighborhood with single & multi-family, commercial, office and CCRC. In 2006, the PDD was amended to add 10.02 acres and a signage plan (Ordinance 168-06). The proposed revision removes the office and village center districts, and the Continuing Care Retirement Community is combined into the multi-family residential district. The existing residential density is 1775 dwelling units (900 single-family, 500 multi-family, & 275 CCRC); the proposed residential density is 1550 (970 single-family & 580 multi-family). The existing commercial is 600,000 sf; the proposed is 225,000 sf. The Envision 2025 Plan denotes Highway 9 as an Urban Corridor, which is defined as linear transportation routes that support regional focused urban land uses and densities. This property is also located in a Transitional Growth Area, and recommended future uses in these areas include "suburban and urban residential, commercial, institutional, and recreational at varying densities and intensities."


Public Comment:

Environment Assessment and Open Space? Preserving 12.43 ac of wetlands	Environmental Justice Issue: No	LEP Community: No
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TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	30,500 / 30,500	Existing Road Conditions	Hwy 9, State, paved, 5 lanes, undivided ; Hwy 17, US, paved, 4 lanes, divided
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	21,700 / 21,700	Traffic Volume (2014; in AADT) % Road Capacity (*11"-12% of change)	Hwy 9 (2011): 24,300 / 33,600 = 72% (7% decrease)
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent	Adjacent
	PDD (sf/mf/comm)	PDD (sf/mf/comm)	SF6 / SF20	GR (sf/du/th/mf)	CFA (res./comm.)	Ravenwood PUD (res./comm.)	RE2 / HC
Min. Lot Size (in square feet)	4,500 / 10,000 / NA	5,000-15,000 / 10,000 / NA	6,000 / 20,000	6,000 / 8,000 / 43,560 / 43,560	21,780 / 43,560	10,000 / 10,000	10,000
Front Setback	10' / 20' / 50'	10' / 35' / 50'	20' / 40'	20' / 20' / 30' / 30'	25' / 60'	20' / 40'	50'
Side Setback	7.5' / 20' / 20'	7.5'-10' / 20' / 20'	10' / 15'	10' / 10' / 20' / 20'	10' / 25'	20' / 10'	10'
Rear Setback	10' / 20' / 20'	10'-15' / 25' / 20'	15' / 25'	15' / 15' / 20' / 20'	15' / 40'	20' / 15'	15'
Bldg. Height	35' / 55' / 55'	35' / 55' / 55'	35' / 35'	35' / 35' / 35' / 120'	35' / 35'	80' / 60'	36' / 120'

Date Advertised: 10/15/15 Date Posted: 10/8/15 # Property Owners Notified: 1287 Date Notification Mailed: 10/19/15 Report Date: 10/15/15 BY: mch

BRIDGEWATER MASTERPLAN

HORRY COUNTY, SOUTH CAROLINA



SUBMITTED - OCTOBER 18, 2016
REVISED - AUGUST 20, 2019

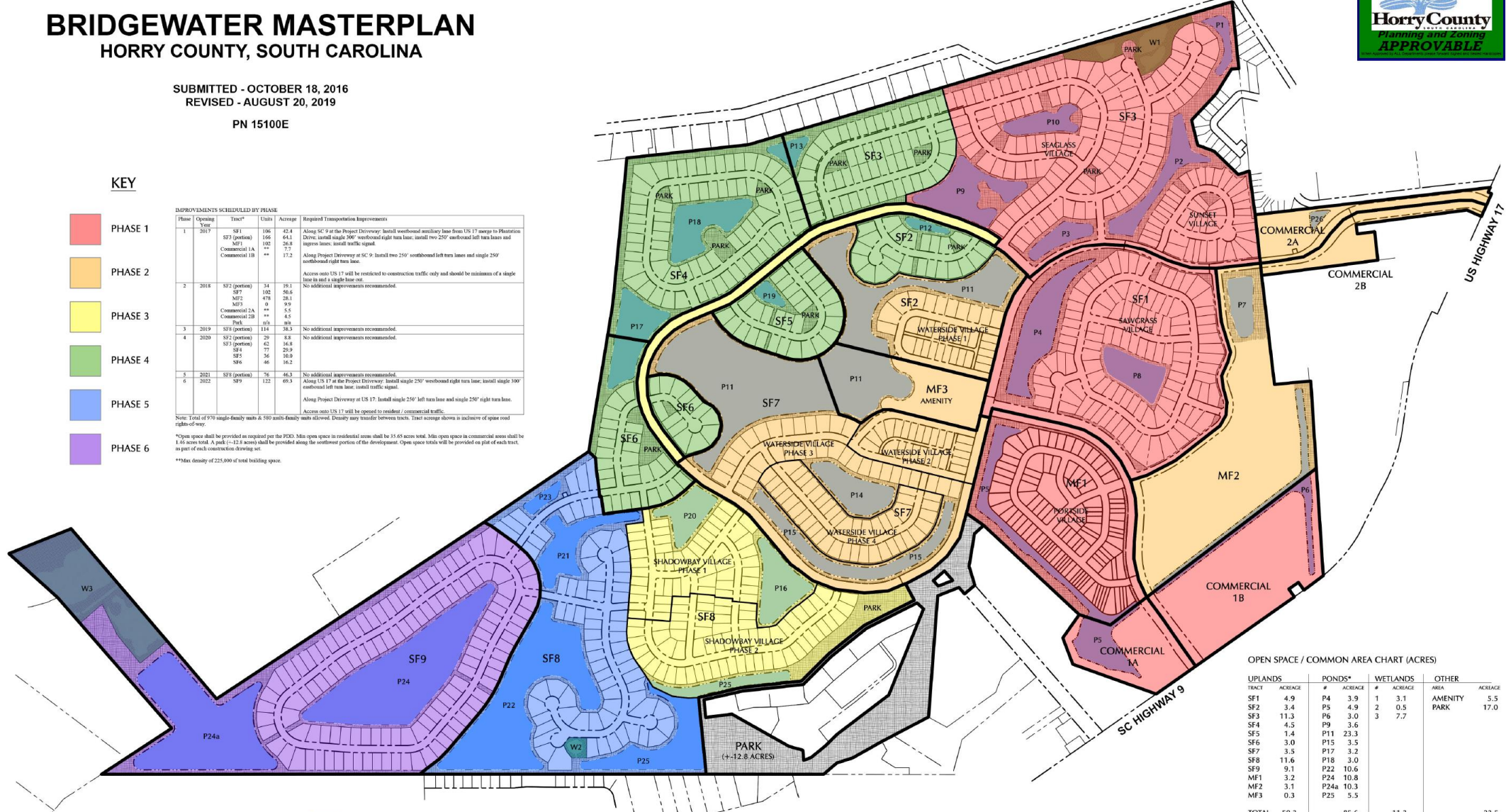
PN 15100E

KEY

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6

IMPROVEMENTS SCHEDULED BY PHASE				
Phase	Opening Year	Tract*	Units	Acres
1	2017	SF1	106	82.4
		SF3 (portion)	156	64.1
		MF1	102	26.8
		Commercial 1A	**	7.7
2	2018	SF2 (portion)	24	16.1
		SF7	102	50.6
		MF2	478	28.1
		Commercial 2A	**	9.9
3	2019	Commercial 2B	**	5.5
		Commercial 2B	**	8.5
		Park	10	39
		SF3 (portion)	114	38.3
4	2020	SF2 (portion)	29	8.8
		SF3 (portion)	62	16.8
		SF4	77	29.9
		SF5	36	10.9
5	2021	SF8 (portion)	76	46.3
		SF9	122	69.3
6	2022			

Required Transportation Improvements:
 Along SC 9 at the Project Driveway: Install westbound auxiliary lane from US 17 merge to Plantation Drive; install single 90° westbound right turn lane; install two 250' westbound left turn lanes and ingress lanes; install traffic signal.
 Along Project Driveway at SC 9: Install two 250' southbound left turn lanes and single 250' southbound right turn lane.
 Access onto US 17 will be restricted to construction traffic only and should be minimum of a single lane in and a single lane out.
 No additional improvements recommended.
 Along US 17 at the Project Driveway: Install single 250' westbound right turn lane; install single 300' eastbound left turn lane; install traffic signal.
 Along Project Driveway at US 17: Install single 250' left turn lane and single 250' right turn lane.
 Access onto US 17 will be opened to residential / commercial traffic.
 Note: 1 total of 970 single-family units & 580 multi-family units allowed. Density may fluctuate between tracts. Total acreage shown is inclusive of spine road rights-of-way.
 *Open space shall be provided as required per the FDD. Min open space in residential zones shall be 31.65 acres total. Min open space in commercial zones shall be 1.65 acres total. A park (±12.8 acres) shall be provided along the southeast portion of the development. Open space units will be provided on plot of each tract, as part of each construction drawing set.
 **Max density of 225,000 of total building space.



- PROPOSED PONDS
- PROTECTED WETLANDS & WETLAND BUFFERS
- OPEN SPACE

OPEN SPACE / COMMON AREA CHART (ACRES)

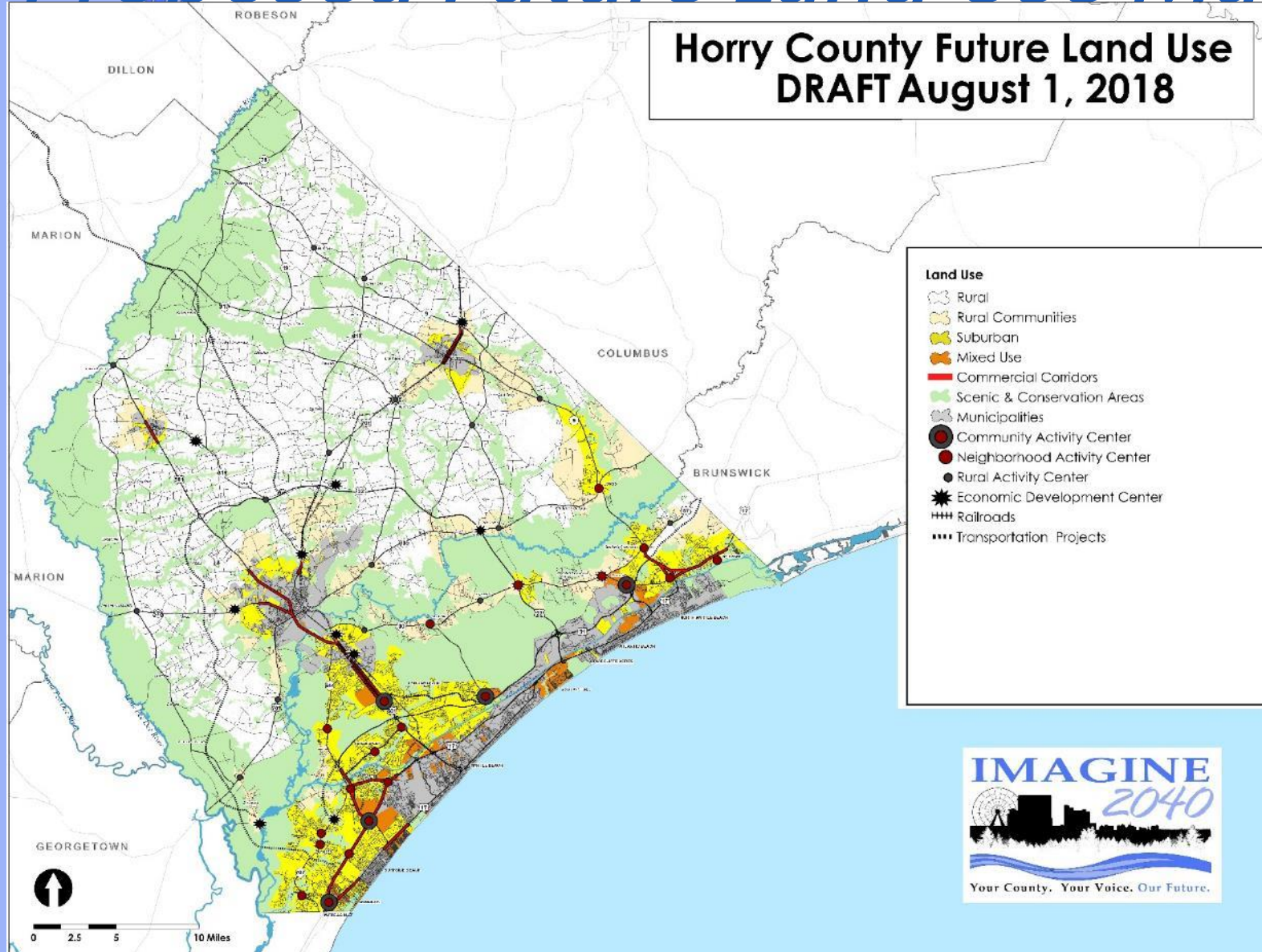
UPLANDS		PONDS*		WETLANDS		OTHER	
TRACT	ACREAGE	#	ACREAGE	#	ACREAGE	AREA	ACREAGE
SF1	4.9	P4	3.9	1	3.1	AMENITY	5.5
SF2	3.4	P5	4.9	2	0.5	PARK	17.0
SF3	11.3	P6	3.0	3	7.7		
SF4	4.5	P9	3.6				
SF5	1.4	P11	23.3				
SF6	3.0	P15	3.5				
SF7	3.5	P17	3.2				
SF8	11.6	P18	3.0				
SF9	9.1	P22	10.6				
MF1	3.2	P24	10.8				
MF2	3.1	P24a	10.3				
MF3	0.3	P25	5.5				
TOTAL	59.3		85.6		11.3		22.5

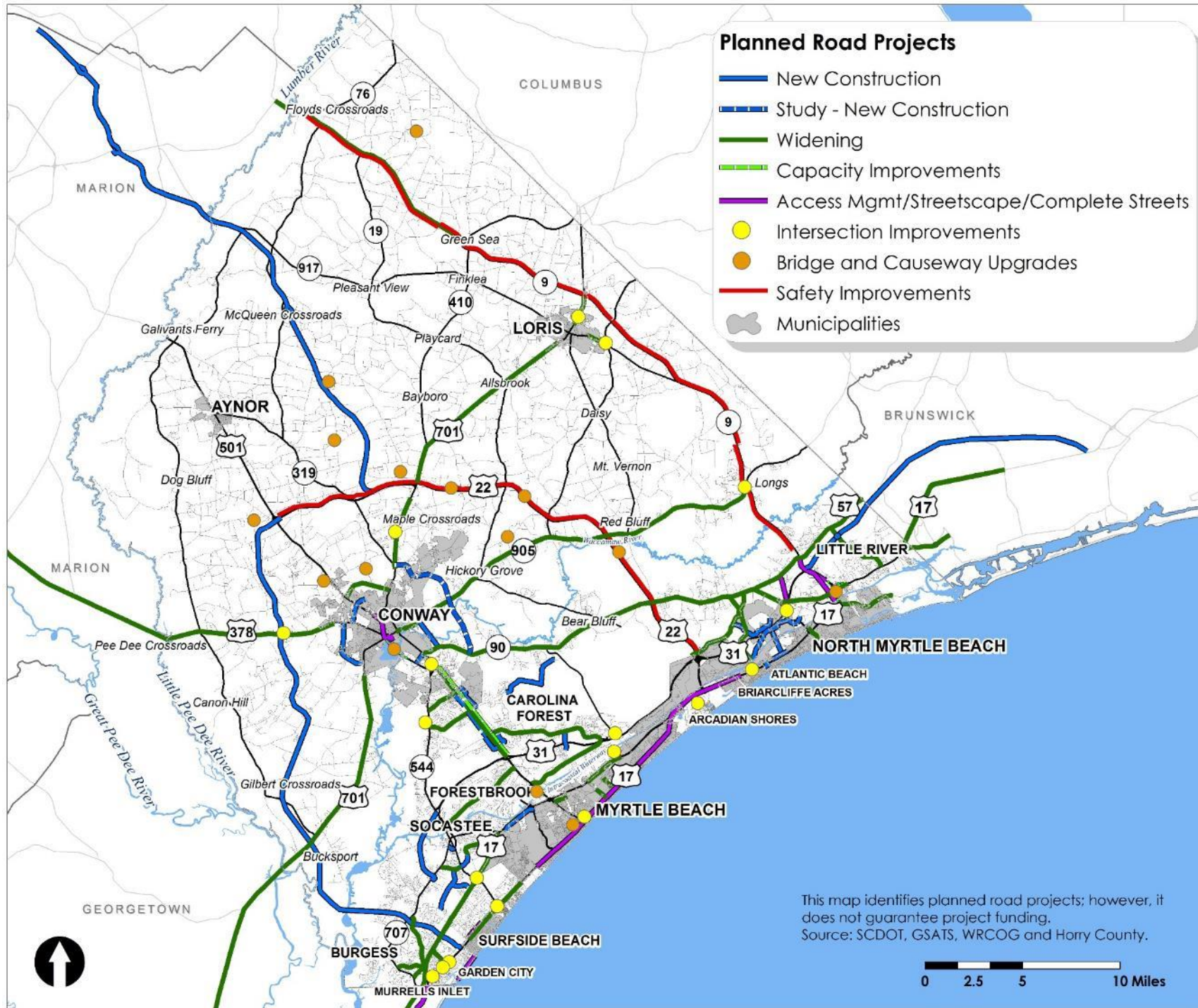
*PONDS COUNTING TOWARDS OPEN SPACE REQUIREMENTS MUST BE 3.0 ACRES MIN AT WATER SURFACE.
 OPEN SPACE / COMMON AREA, AS SHOWN, MAY CHANGE WITH FINAL DESIGN OF EACH TRACT.
 TOTAL OPEN SPACE / COMMON AREA SHALL MEET OR EXCEED MIN AREA REQUIRED PER THE FDD.



CURRENT PLANNING & ZONING

Proposed Future Land Use Map





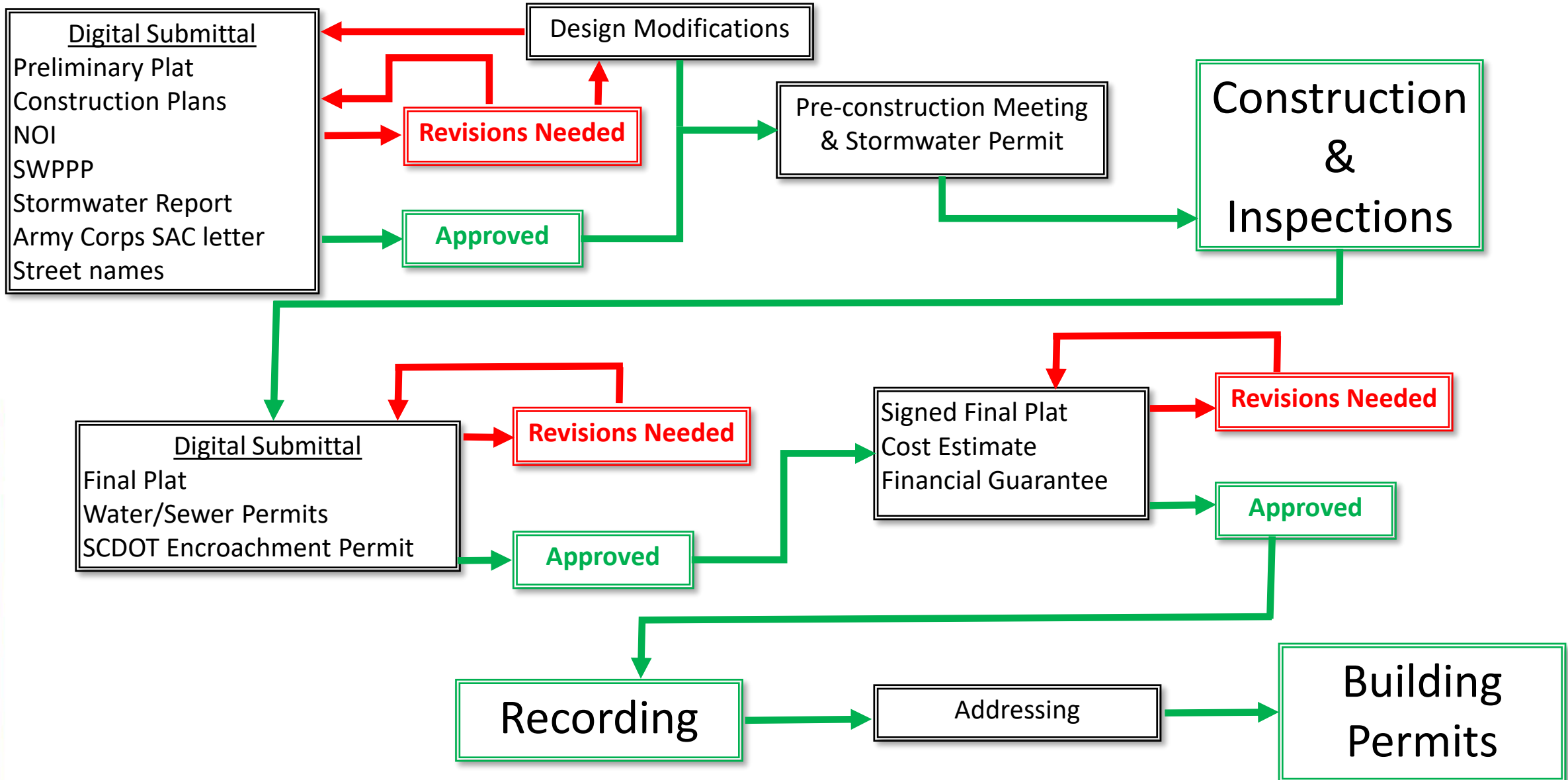
Land Development

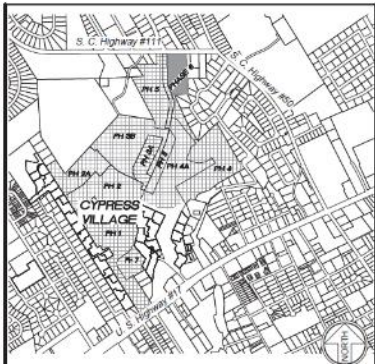
Types of Reviews

- Major Development
- Minor Developments and Platting Actions
- Commercial Development
- Road construction (new, widening, improving)
- Mass grading
- Utility lines
- Signs
- 540 Review
- Telecommunication Towers and Mines

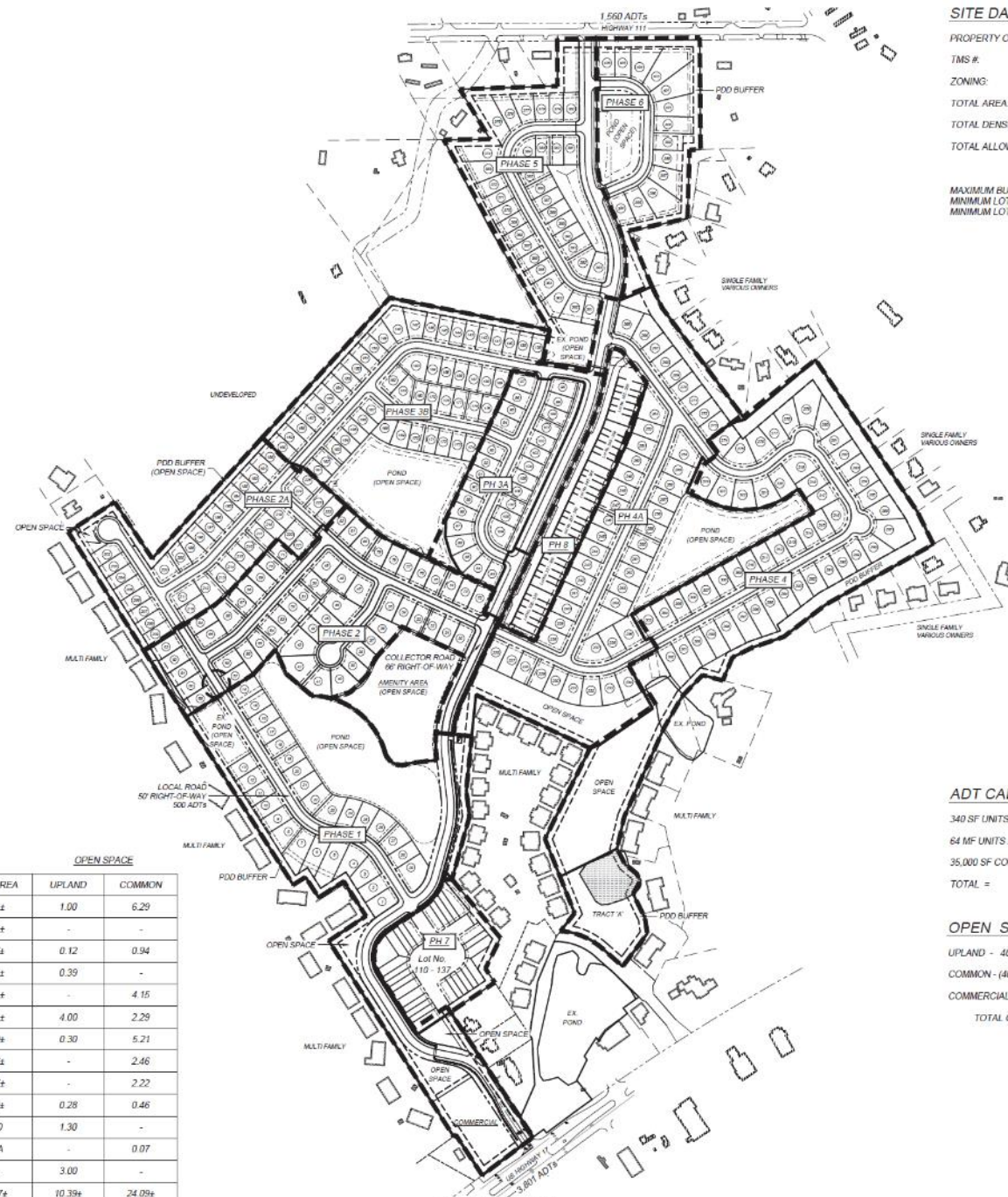


Development Review Sequence





LOCATION MAP



SITE DATA

PROPERTY OWNER: CYPRESS VILLAGE DEVELOPMENT, LLC
 TMS #: 118-00-04-232
 ZONING: PLANNED DEVELOPMENT DISTRICT (PDD)
 TOTAL AREA: #118.0 ACRES
 TOTAL DENSITY: 6.1 DU/AC
 TOTAL ALLOWABLE DENSITY: 720 UNITS
 -142 SINGLE-FAMILY (SF) LOTS
 -578 MULTI-FAMILY (MF) UNITS
 MAXIMUM BUILDING HEIGHT: 35'
 MINIMUM LOT WIDTH: 50'
 MINIMUM LOT SIZE: 5,000 SF

DEVELOPMENT DATA

PHASE	UNIT TYPE	UNIT COUNT	TYPICAL LOT SIZE	TOTAL ACREAGE	RW AREA	OPEN SPACE		
						UPLAND	COMMON	
1	SINGLE-FAMILY	29	57.5' x 110'	16.7±	4.1±	1.00	6.29	
2	SINGLE-FAMILY	53	57.5' x 110'	12.0±	3.1±	-	-	
2A	SINGLE-FAMILY	36	50' x 100'	7.7±	1.7±	0.12	0.94	
3A	SINGLE-FAMILY	27	50' x 100'	5.5±	1.4±	0.39	-	
3B	SINGLE-FAMILY	50	50' x 100'	14.1±	3.1±	-	4.15	
4	SINGLE-FAMILY	51	60' x 110'	17.6±	2.1±	4.00	2.29	
4A	SINGLE-FAMILY	48	60' x 110'	16.9±	2.9±	0.30	5.21	
5	SINGLE-FAMILY	33	50' x 100'	10.3±	2.6±	-	2.46	
6	SINGLE-FAMILY	13	60' x 110'	5.6±	0.7±	-	2.22	
7	TOWNHOMES	28	N/A	3.6±	1.0±	0.28	0.46	
8	TOWNHOMES	36	N/A	3.7±	0.0	1.30	-	
-	COMMERCIAL	N/A	N/A	1.3±	N/A	-	0.07	
AMENITY	-	-	-	3.0±	-	3.00	-	
TOTALS		404		118.0±	22.7±	10.39±	24.09±	

ADT CALCULATIONS

340 SF UNITS x 10 = 3,400 ADTs
 64 MF UNITS x 6 = 384 ADTs
 35,000 SF COMMERCIAL x 0.041 = 1,435 ADTs
 TOTAL = 5,219 ADTs

OPEN SPACE CALCULATIONS

UPLAND - 404 DU x 2.3 x 0.01 = 9.29 Ac
 COMMON - (404 DU x 2.3 x 0.01) / 2 = 4.65 Ac
 COMMERCIAL - 1.26 x 0.05 = 0.06 Ac
 TOTAL OPEN SPACE REQUIRED = 14.00 Ac



NOTE: PLAN, AS SHOWN, IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



Consulting Engineers, Surveyors, Planners, Landscape Architects & Horticulturists
 2800 Brookstone Dr., Myrtle Beach, SC 29577
 Phone: (843) 493-3206 Fax: (843) 493-3208



NO.	DATE	REVISION DESCRIPTION	BY

CONCEPTUAL MASTER PLAN
 CYPRESS VILLAGE PHASE 6
 Horry County, South Carolina

PREPARED FOR: MUNDO HOMES COASTAL DIVISION PROPERTIES, LLC

SCALE:	1" = 200'
DATE:	12/1/2019
DESIGNED BY:	-
DRAWN BY:	JLF
APPROV. BY:	TSK
PROJECT NO.:	191206



Vicinity Map - Not to Scale



Scale 1" = 50'

Assessments

All lots shall have a general utility and drainage easement as follows unless shown otherwise:
 Front Yard = 10'
 Side Yard = 0'
 Rear Yard = 10'
 Sidewalks / crosswalks shall be installed by the developer. Installation will be accomplished during construction of individual structures and must comply with all ADA requirements.

Building Setbacks As Expressed for Planned Development District Zoning Unless Otherwise Noted

Front Yard = 7.5' Fire Corner Lots: Front Yard = 7.5'
 Side Yard = 7.5' Side Yard = 10'
 Rear Yard = 10' (interior lots) Rear Yard = 10'
 Rear Yard = 25' (exterior lots)

Maximum building height = 35.0'
 Note: HVAC & generator units and other such utilities shall be allowed within the side setback, also an 18" overhang shall be allowed to extend into all setbacks.

References

1. Map of Parcel "A" - Tris #118-00-00-074 & Tris #118-00-00-088, Boundary Survey & Correlation Plat prepared for Margo Hermes Coastal Division, LLC by this office dated 11/13/14, revised 11/21/13 and recorded in Plat Book 259, Page 321, Horry County Register of Deeds.

Certificate of Availability to Public Water and Sewer Systems

We, Little River Water and Sewerage Company, Inc. certify that the water supply and sewer disposal system(s) installed or proposed for installation, fully meet our requirements.

Little River Water and Sewerage Co., Inc.
 Company Name (Representative)
 _____, 2019
 Signature Date

Certificate of Required Improvements

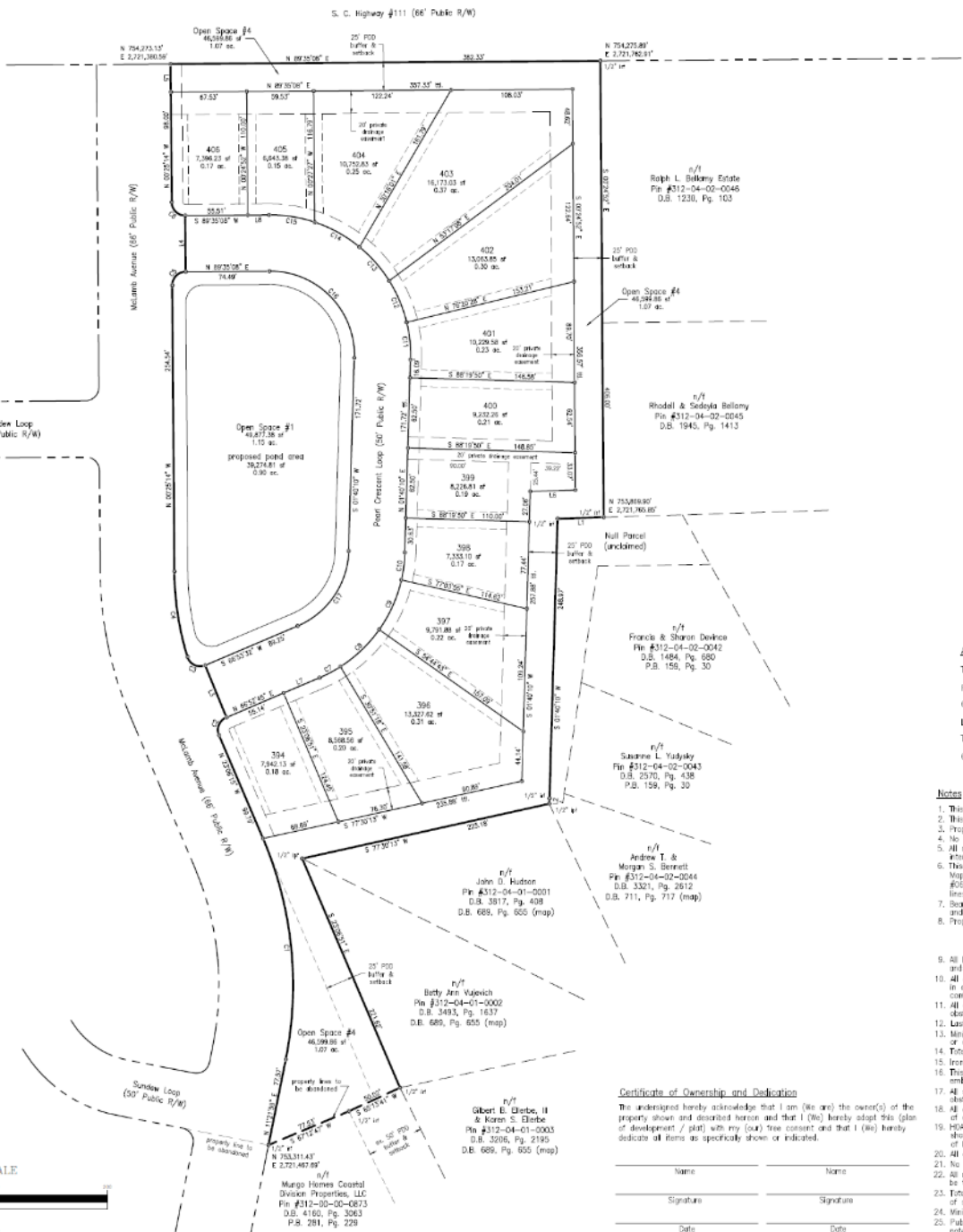
I hereby certify to the best of my knowledge and belief all required improvements have been installed at the acceptable manner and according to the specifications established in the Horry County Land Development Regulations.

Engineer's Signature _____, 2019
 Date

Surveyors Certification

I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the "Standards of Practice Manual for Surveyors in South Carolina" and meets or exceeds the requirements for a Class "A" survey at specified therein.

Christian Anderson SCPLS No. 26235 Date _____, 2019



Curve Table

Curve	Station	Length	Radius	Bearing	Chord	Delta
C1	231.66	200.37	153.447	N 83°20'00" W	193.69	34°28'14"
C2	12.00	19.16	12.36	N 22°44'18" E	17.22	37°41'09"
C3	12.00	19.16	12.36	N 66°16'40" E	17.22	84°28'01"
C4	267.00	76.00	38.70	N 69°40'40" E	76.69	10°50'53"
C5	12.00	19.16	12.36	N 44°14'51" E	16.83	30°52'22"
C6	12.00	19.16	12.36	N 52°55'00" E	16.83	69°59'28"
C7	126.00	21.18	12.60	N 82°10'30" E	21.11	8°41'18"
C8	126.00	47.87	24.23	N 48°15'54" E	47.58	27°58'54"
C9	126.00	48.69	24.68	N 24°33'43" E	48.30	22°19'17"
C10	126.00	24.68	12.31	N 07°10'00" E	24.54	17°13'20"
C11	126.00	33.44	16.82	N 55°28'41" E	33.34	12°14'41"
C12	126.00	46.17	23.08	N 20°41'30" E	46.00	18°42'30"
C13	126.00	46.17	23.08	N 11°44'47" E	46.00	18°42'30"
C14	126.00	43.19	21.52	N 40°28'00" E	43.49	07°51'40"
C15	126.00	41.94	20.88	N 40°28'00" E	41.10	18°58'00"
C16	126.00	120.00	126.00	N 42°12'00" E	126.00	120°00'00"
C17	75.00	85.37	47.94	S 34°14'40" E	80.83	67°12'58"

Lot Area Table

Lot	Area	Area
L1	5,661.52 sq. ft.	41.60 ac.
L2	5,007.15 sq. ft.	4.61 ac.
L3	2,221.14 sq. ft.	0.20 ac.
L4	5,007.15 sq. ft.	46.00 ac.
L5	5,007.15 sq. ft.	20.00 ac.
L6	6,615.15 sq. ft.	46.13 ac.
L7	5,661.52 sq. ft.	34.89 ac.
L8	5,661.52 sq. ft.	16.97 ac.

Approval of Recordation For Horry County Use Only:

Area Summary

Total Area of Phase	5.67 acres
Right-of-Way Area	0.70 acres
Open Space Area	2.22 acres
Lot Area	2.96 acres
Total Number of Lots	13
Gross Density	2.21 units / acre

Notes

- This document represents a subdivision plan of an existing parcel of record.
- This property is subject to all easements and restrictions of record.
- Property Identification Number: 312-00-00-071
- No title search performed by this office.
- All roads, drainage and easements labeled public in this development are intended to be public and are to be dedicated to Horry County.
- The property is located in Flood Zone "X" as shown on Flood Insurance Rate Map number 45021C03 4203 dated 9/17/03. (LORR dated March 30, 2006 - #01-04-1386), 45031C03 430H 562H & 501H dated 8/23/99 and all Flood lines shown (if applicable) are noted and approximate only.
- Bearings based on the South Carolina NAD 83 State Plane Coordinate System and all distances shown are horizontal ground distances, not air distances.
- Property owner / developer of record: Margo Hermes Coastal Division Properties, LLC 441 Western Lane Irmo, SC 29633
- All lakes, ponds, berms, common areas and open spaces are to be owned and maintained by the Home Owners Association.
- All activities, including activities by individual lot owners, will be carried out in accordance with the approved stormwater management and sediment control plan for the subdivision.
- All drainage easements are to be cleared and remain free and clear of all obstructions and structures.
- Last property transfer: Deed Book 4160, Page 3053.
- Minimum required building pad elevation is to be 18" above the back of curb or centerline of road.
- Total sewer footage road contribution: 610.4 ± ft.
- Iron pins (5/8" rebar) set all corners unless otherwise noted.
- This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
- All side lot wedges are to remain free and clear of structures and obstructions and maintained by the lot owners.
- All areas calculated for lots, open spaces and amenity areas are inclusive of any wetlands, wetland fills and wetland buffers if applicable.
- HOA documents for restrictive covenants and easements for the development shown herein were recorded in Deed Book 3053, Page 143 on file 199th day of February, 2015 in the office of the register of deeds for Horry County.
- No live oak 24" (diameter at breast height) or greater shall be removed.
- All non-required sidewalks shall be maintained by the HOA/POA and shall not be the responsibility of Horry County.
- Total number of lots is 13 and a single family subdivision and project will consist of six built homes and no duplex shall be allowed.
- Minimum lot sizes: Lot 402, 5,661.52 sq. ft. = 0.15 ac.
- Public and/or private drainage easements centered on lot lines unless otherwise noted.

Certificate of Ownership and Dedication
 The undersigned hereby acknowledge that I am (We are) the owner(s) of the property shown and described herein and that I (We) hereby adopt this plan of development / plat) with my (our) free consent and that I (We) hereby dedicate all items as specifically shown or indicated.

Name	Name
Signature _____	Signature _____
Date _____	Date _____



ENGINEERS
 Consulting Engineers, Surveyors, Planners,
 Landscape Architects & Surveying
 1200 Professional Dr., Myrtle Beach, SC 29577
 Phone: (813) 495-5200 Fax: (813) 495-5202



No.	Date	Revision	Prepared By	Checked	Scale	Sheet
1	11/17/19	Initial	CHP	CHP	1" = 50'	1 of 1

Cypress Village - Phase 6
 Little River Township, Horry County, South Carolina
Preliminary Subdivision Plat
 Prepared For: Margo Hermes Coastal Division Properties, LLC
 441 Western Lane
 Irmo, SC 29633
 File No.: 18129C-01
 Sheet No.: 1 of 1

Construction Plans, Preliminary Plans & Final Plats

Stormwater

Notice of Intent (NOI)

Stormwater Report

Stormwater Pollution Prevention Plan (SWPPP)

Sediment & Erosion Control

Grading & Drainage

Construction Inspections

Planning & Zoning

Platting

Financial Guarantees

Open Space

Access Management

Area, Yard and Height (AYH)

Road Names & Addressing

Engineering

Access Management

Road Construction

Cost Estimates

Construction Inspections

Road Dedication

Code

Floodzone

Fire Access & Hydrants



PLANNING & ZONING REVIEW

What Development Review uses

Zoning Ordinance

Land Development Regulations

Grandfathering

Design Modifications

Variances/Appeals/Special Exceptions

Recorded Deeds & Plats

Court Orders

GIS and aerial imagery

Minimum Standards for Surveying SC

What is reviewed

Use (Residential, Commercial, Industrial, etc)

Intensity (single-family vs apartments)

Phasing

Area, Yard & Height

Distances and bearings

Street names and suffixes

Open space

Landscaping

Protected and Specimen trees

Parking

Façade

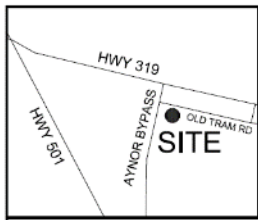
Lighting

Right-of-way & Easements

Existing improvements

Access management

Minimum standards for surveys in SC



Location Map NTS

NOTES:

1. Survey subject to full title search.
2. This property may be subject to rights of ways, easements, or restrictions either recorded or implied.
3. Attorney to verify compliance zoning, restrictive covenants or Homeowners Association requirements of record.
4. Tax Map Number: 066-00-03-027
PIN: 235-06-01-0008
Current Owner: Terry & Vicky Hucks
2532 Old Tram Road
Aynor, SC 29511
5. This property appears to be located in Flood Zone "X" as coded from FRM 45051(C)325 H revised August 23, 1999.

APPROVAL BLOCK - COUNTY USE ONLY



Certification of Non-Evaluation for Water and Sewer Availability

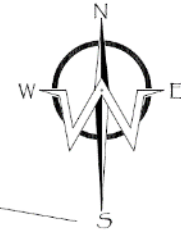
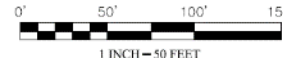
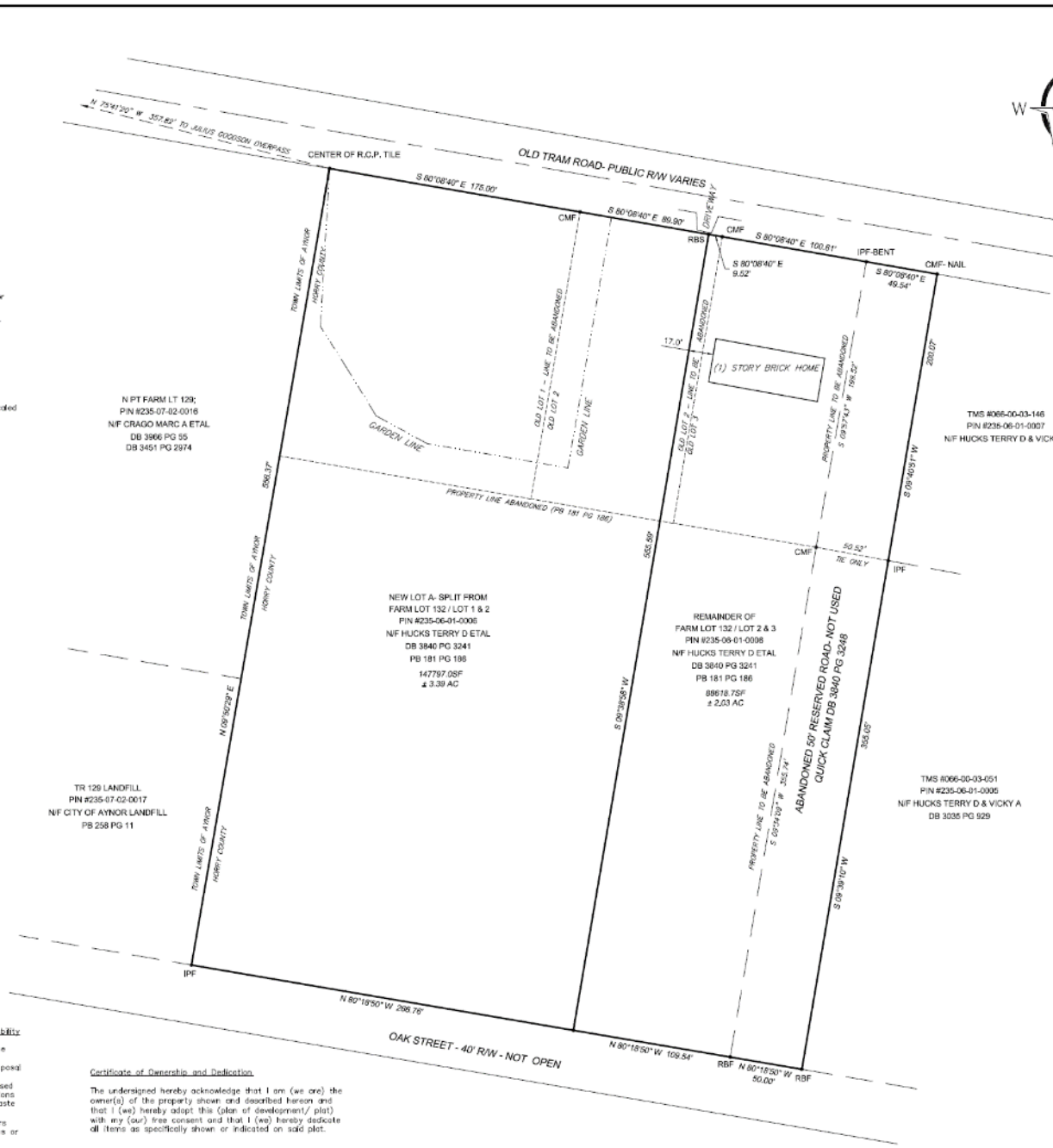
The property owner of record hereby acknowledges that the surveyed parcel(s) and/or tract remainder has not been reviewed to determine the availability of on-site waste disposal systems or provision of public water/sewer services. Recordation of this plat shall not be an implied or expressed consent by Horry County that the lots or other land divisions shown herein are capable of being serviced by on-site waste disposal or public water/sewer systems. Unless otherwise stated herein, all surveyed parcels and/or tract remainders have not been reviewed for on-site waste disposal systems or public water/sewer services.

Terry D. Hucks Signature Date
Vicky A. Hucks Signature Date

Certificate of Generation and Dedication

The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this (plan of development/ plat) with my (our) free consent and that I (we) hereby dedicate all items as specifically shown or indicated on said plat.

Terry D. Hucks Signature Date
Vicky A. Hucks Signature Date



Franklin Williams
Professional Land Surveying, LLC
PO Box 369
Aynor, SC 29511
PHONE: 843-516-2286
fwsurveyland@hotmail.com



CERTIFICATE OF ACCURACY

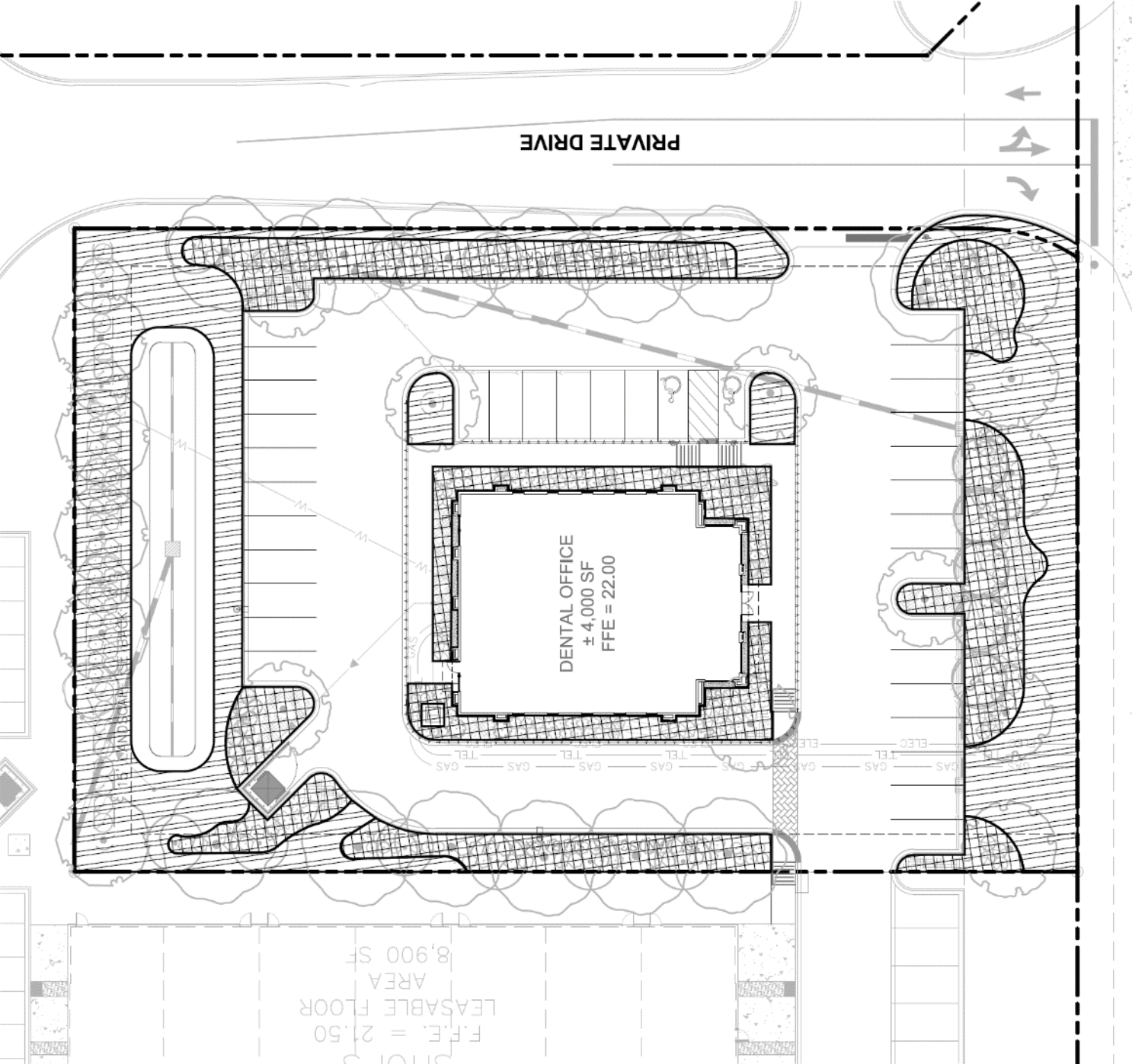
I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein, also there are no visible encroachments or projections other than shown.

FRANKLIN WILLIAMS, JR.
10-3-2019
DATE

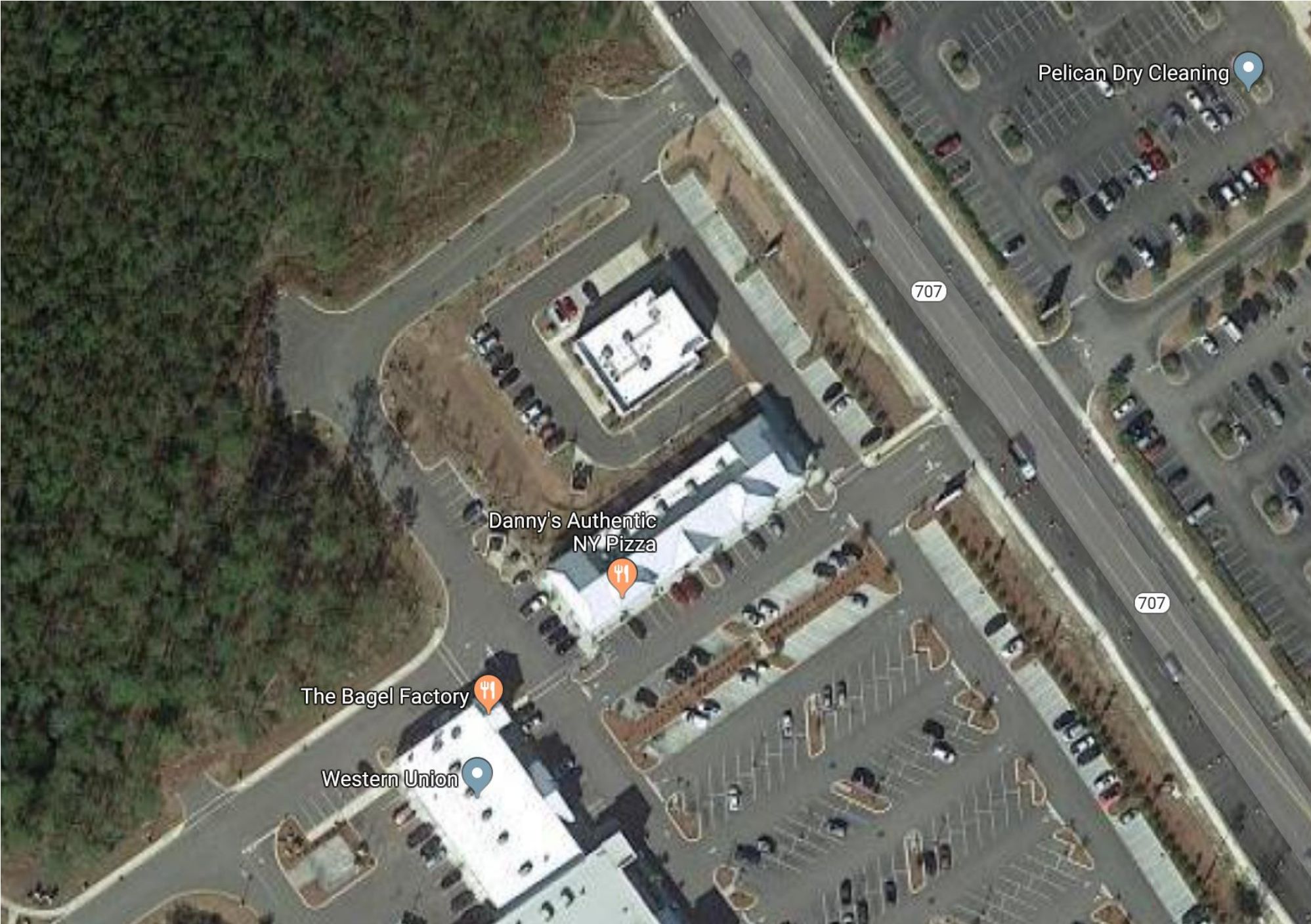
A Minor Subdivision
Of
PIN #235-06-01-0006
Creating Two Lots
Galivants Ferry Township, Horry County, S.C.
for
Ashley & Marc Crago

JOB # B-01

PRIVATE DRIVE



LEASABLE FLOOR AREA
8,900 SF
F.F.E. = 21.50



Pelican Dry Cleaning

707

Danny's Authentic NY Pizza



The Bagel Factory



Western Union

707



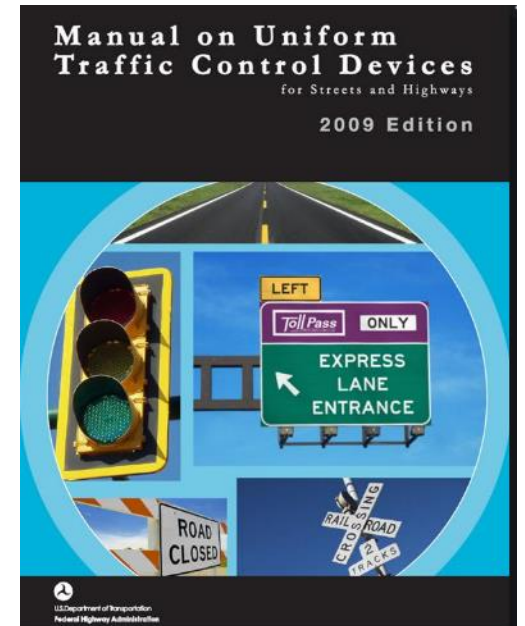
Horry County Engineering Department

- Regulations / Standards
 - Horry County Land Development Regulations
 - Design and construction standards
 - SCDOT standard details / MUTCD
- Items reviewed (examples)
 - Road design details and geometry
 - Subdivision plat (easements & r/w)
 - Access (internal / external)
 - Traffic impacts (turn lanes, etc.)

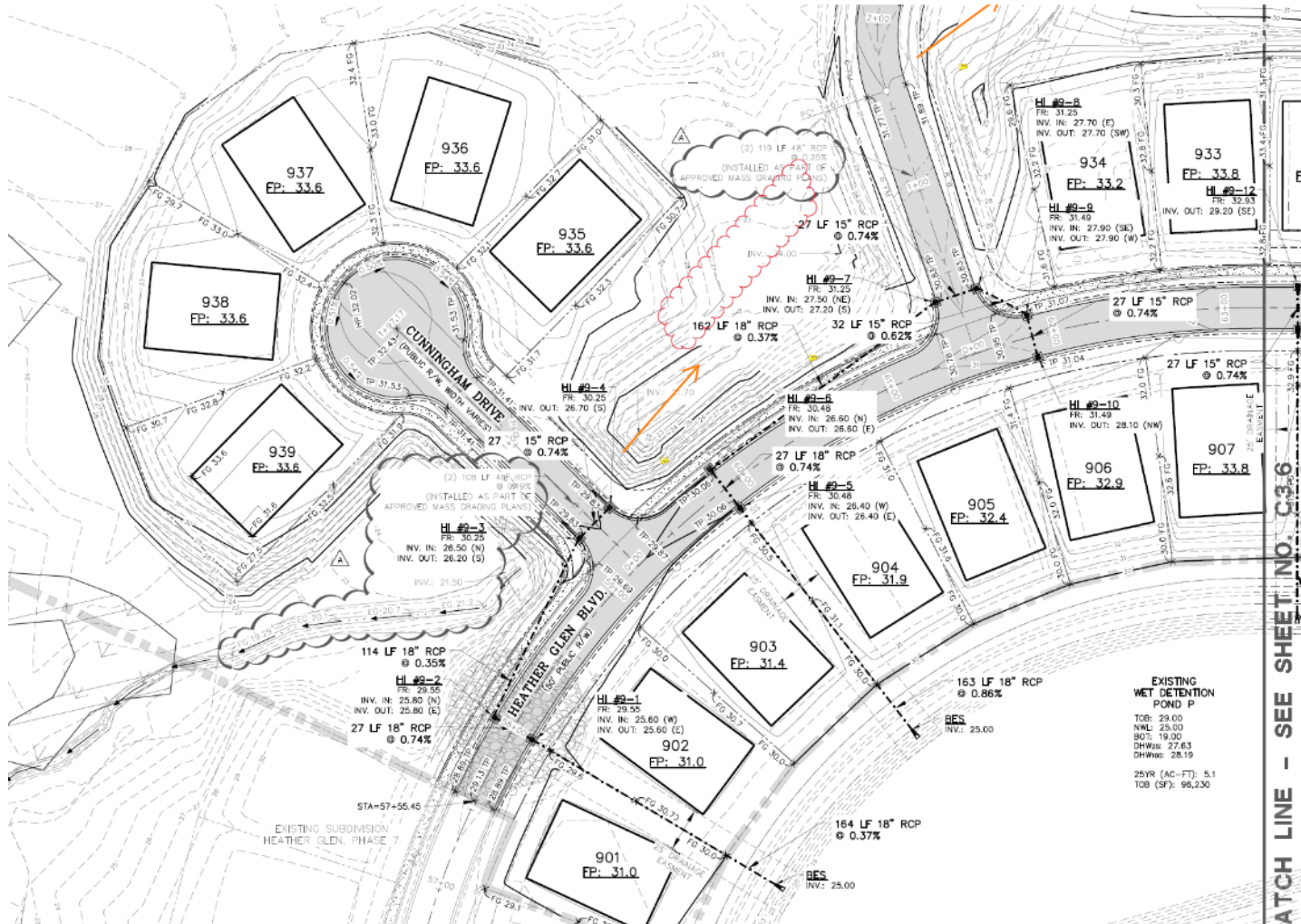
HORRY COUNTY LAND DEVELOPMENT REGULATIONS



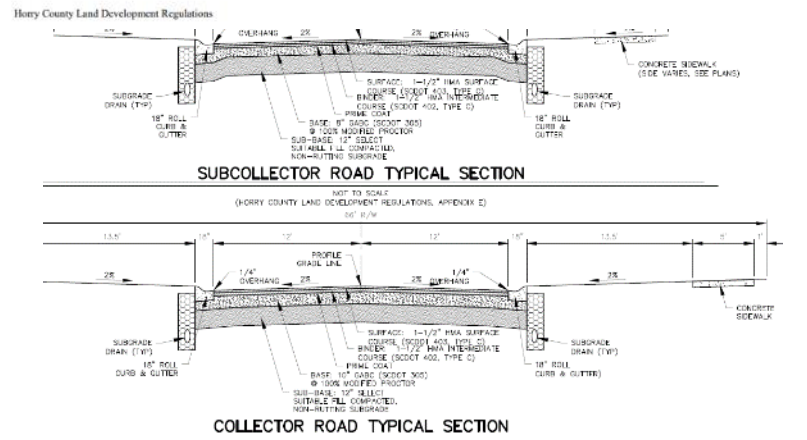
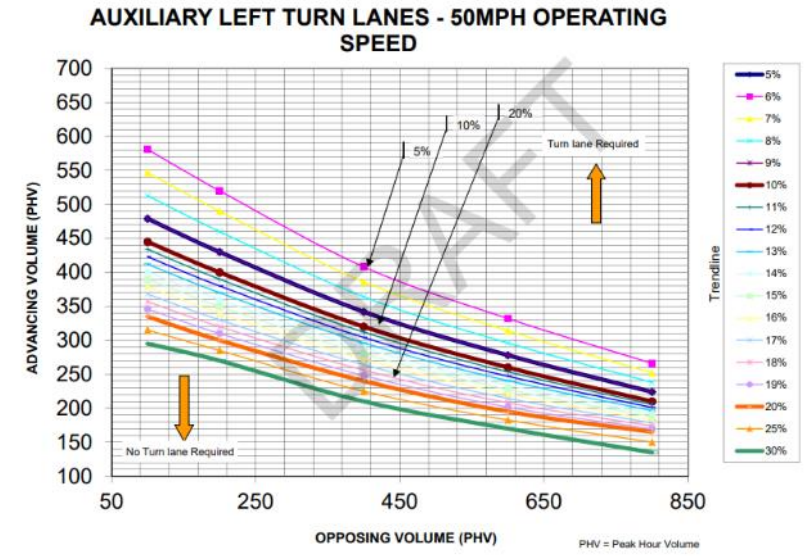
Date of Adoption: November 20, 2001
Revised: 01/25/2019



Horry County Engineering Department- Roadway Improvements

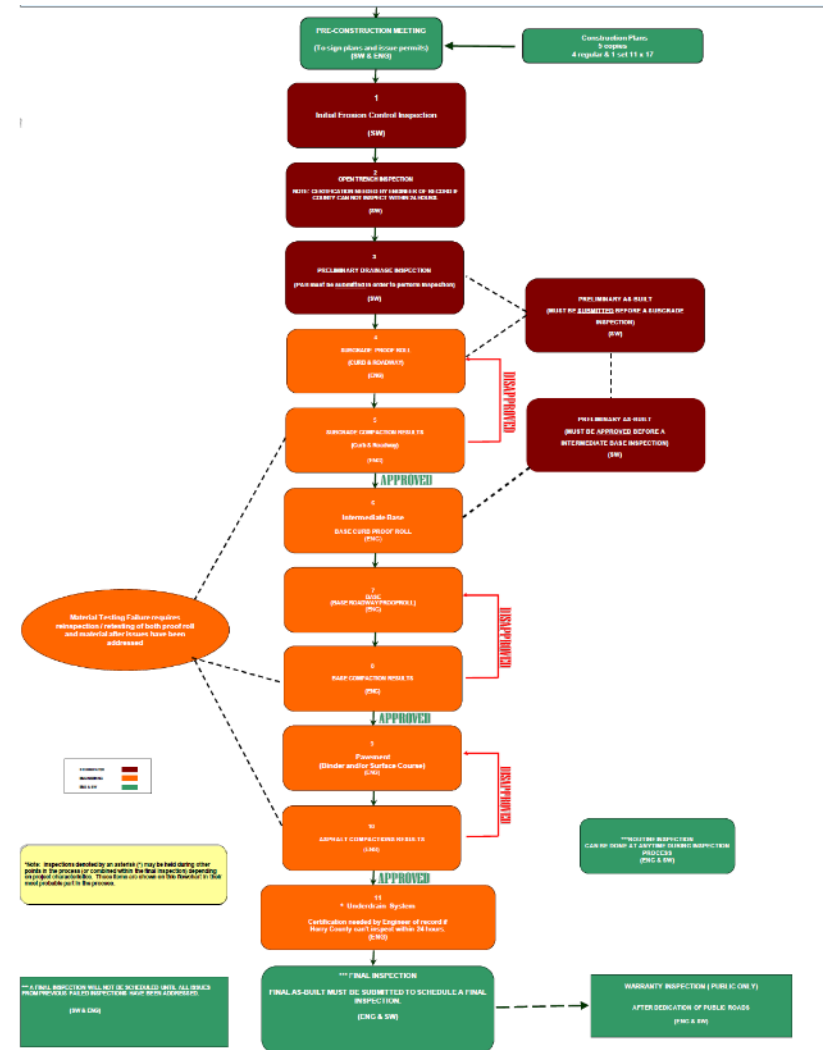


ATTACH LINE - SEE SHEET NO. C36



Horry County Engineering Department- Road Construction Inspections

- Engineering and stormwater major s/d inspections (stages of construction)
- Engineer's cost estimate (developer)
 - Record final subdivision plat prior to final inspection approval
 - Financial guarantee = 125% of cost est.
 - Can be reduced during inspection process
- Road dedication process (public roads)
 - Final inspection approval
 - Three-year warranty (\$15 / LF)
 - Right-of-way and drainage easements



Horry County Stormwater

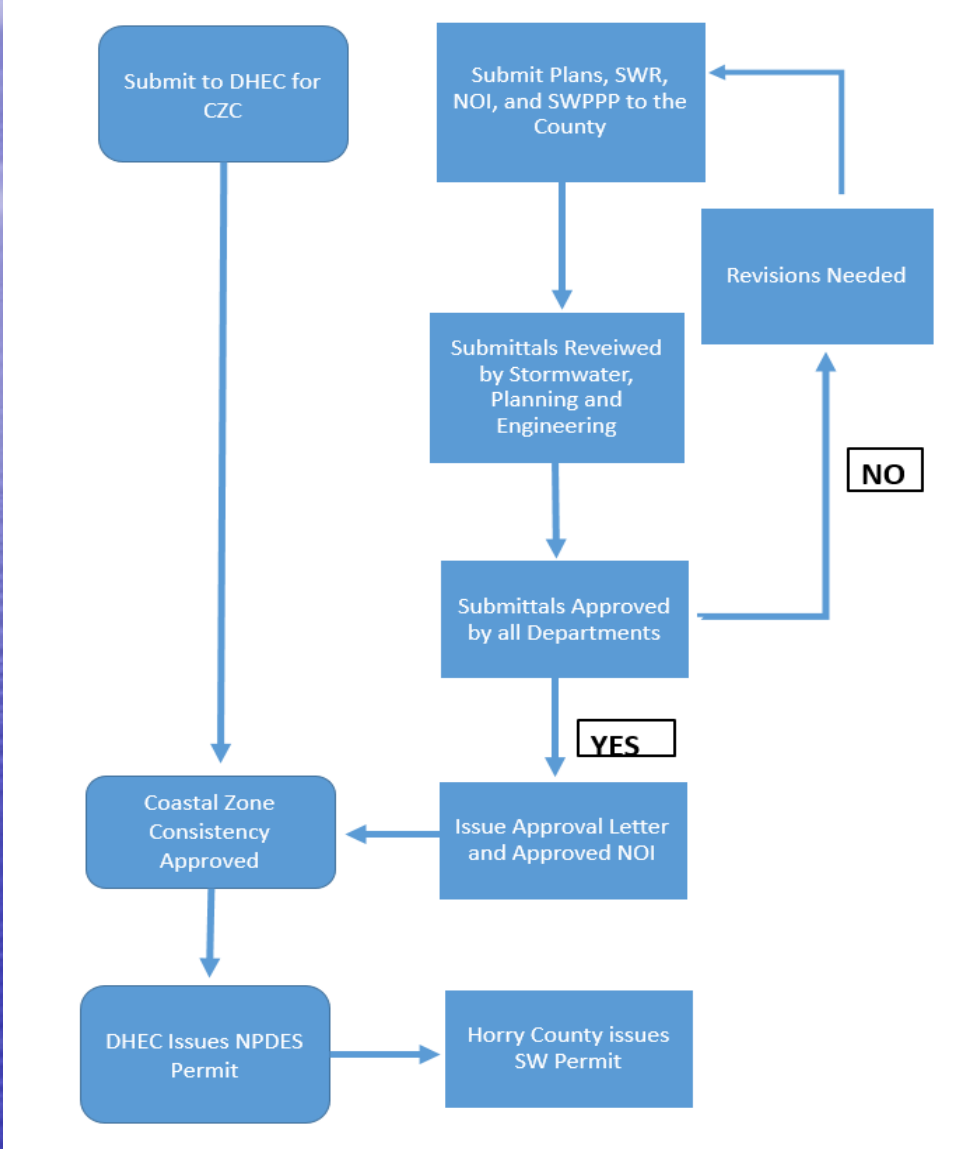
Plan Review and Inspection Process



Horry County Stormwater

- Department and Ordinance Established in 2000
- Responsible for Urbanized and Un-Urbanized areas
- Responsible for Drainage outside the right of way
- Total of 35 Employees
- Includes Mosquito Program
- Six Project Managers and one Inspector
- Field maintenance 20 employees
- Funded by Stormwater Utility Fee
- Supported by Consortium for Education and Outreach

Horry County SW Permitting Process



Plan Reviews



Stormwater Plan Reviews

- Stormwater Report
- Erosion and Sediment Control Plans
- Grading Plans
- Drainage Plans
- Plat (Easement Requirements)
- DHEC NOI
- SWPPP
- Checklist (DHEC and Horry County)

Stormwater Report

- Drainage Areas and Drainage patterns both offsite and downstream
- Soil types and Rainfall amount (NOAA Atlas 14)
- Pre Development (2,10,25 and 100 yr storm events)
 - Basin and time of concentration
 - Existing stormwater conveyance and storage
 - Existing runoff (cfs)
 - Existing outfalls (boundary)
- Post Development (2, 10, 25 and 100 yr storm events)
 - Basins and time of concentration
 - Proposed runoff (20% reduction for 25yr storm and pre and post for 100 yr)
 - Proposed outfalls (boundary)
- Water Quality
- Sedimentology
- Pipe calculations

Construction Plans

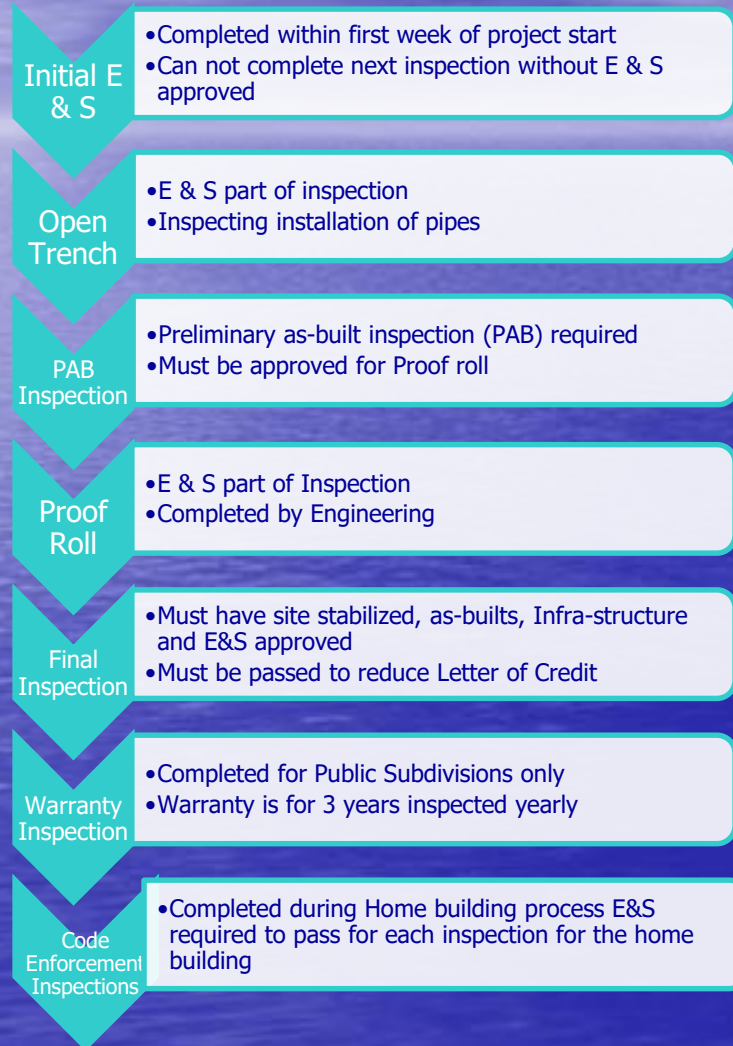
- Erosion and Sediment Control Plans
 - Include details
- Grading Plans
 - Contours for both onsite and offsite
 - Cross sections for infills
- Drainage Plans
- Plat (Easement Requirements)
 - For maintenance
 - Minimum 20 ft
 - Pipes (depth * 3 + size of pipe)
 - Ditches (width of Ditch + 25 ft top of bank)
- DHEC NOI (Application)
- SWPPP (Stormwater Pollution Prevention Plan)

Inspections

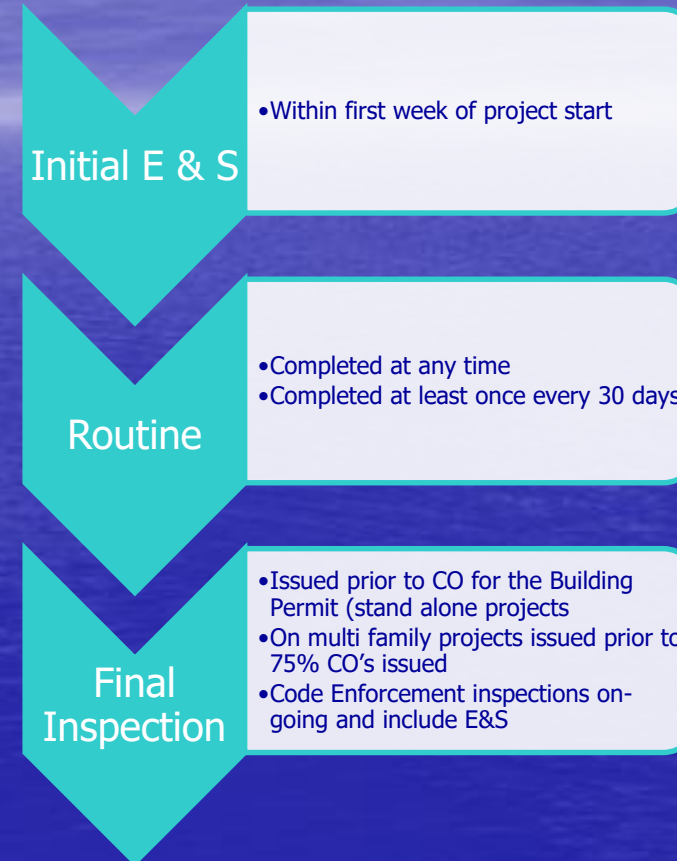


Inspection Process

Subdivisions



Commercial





Focused on the
quality, quantity and
management of
stormwater

Horry County Road &
Drainage Hotline
843-381-8000



Enforcement and Complaints

What we don't enforce.

- Unregistered Vehicles
- General Junk, Trash and Debris

ENFORCEMENT

Number of Zoning Inspections **2,098**

Number of Illegal Signs
Confiscated Monthly **1,500-2,000**

Approximate Number
of Tickets Issued **600**

Number of Court Summons **26**

What we do enforce.

- Campers
- Vehicles for Sale in the ROW
- Illegal Signs
- Landscape Violations
- Illegal Uses
 - Buildings
 - Animals
 - Commercial Businesses

Enforcement and Complaints



Enforcement and Complaints

Planning & Zoning
Department

1301 2nd Ave. Ste. 1D-09
Conway, SC 29526



Phone: 843-915-5340
Fax: 843-915-6340

www.horrycounty.org

COMPLAINT FORM

Date Filed _____

PROPERTY ADDRESS/PIN # OF COMPLAINT (REQUIRED): _____

DESCRIPTION OF COMPLAINT:*

WHEN WAS COMPLAINT FIRST OBSERVED: _____

IF APPLICABLE, HOW LONG HAS BUILDING/STRUCTURE BEEN ON PROPERTY: _____

BEST TIME OF DAY FOR STAFF TO OBSERVE COMPLAINT/VIOLATION: _____

PLEASE PROVIDE PHOTOS OR ANY ADDITIONAL EVIDENCE THAT YOU MAY HAVE.

RETURN COMPLETED FORM VIA MAIL OR IN PERSON: Horry County Planning & Zoning, 1301 2nd Avenue, Suite 1D09, Conway, SC 29526. FAX: 843-915-6340

*Anonymous complaints are accepted. No information identifying the source of the complaint is required.

PLANNING AND ZONING DEPARTMENT USE ONLY	
Energov #:	_____
Date Rec'd:	_____
Pin No. _____	Zoning District: _____
Action Taken: _____	
PROPERTY OWNER(S) NAME(S) _____	
Address: _____	



Planning and Zoning

The Planning and Zoning Department administers the County's Land Development Regulations and Zoning Ordinance.

- Plan Submittal
- GIS Application
- Zoning Districts
- Landscape Book

Departments | Planning and Zoning

Search

Planning and Zoning | Current Planning | Land Development | Long Range Planning | Boards and Commissions

Functions

The Planning and Zoning Department consists of three divisions: 1) Current Planning, 2) Land Development, and 3) Long Range Planning. The following details some of the primary functions of the department:

- Administer and enforce the Zoning Ordinance and Land Development Regulations.
- Coordinate all residential, commercial and sign development plans to all appropriate departments to ensure development meets the requirements of the Zoning Ordinance, Stormwater Ordinance, Flood Damage Prevention Ordinance, Fire Code and Land Development Regulations.
- Review and issue Zoning Compliance for all new businesses in the County.
- Street naming and addressing for the Emergency 9-1-1 Program.
- Provide support for the Planning Commission and Zoning Board of Appeals.
- Review rezoning, variance, special exception, special event, and agritourism, mining, and telecommunication permit requests.
- Review proposed Development Agreements to ensure that they are consistent with the Comprehensive Plan and adequately support public facility and transportation needs.
- Maintain letters of credit and cash bonds from developers to ensure completion of infrastructure in major subdivisions.
- Write the Comprehensive Plan and develop studies and plans related to growth, revitalization and neighborhood stabilization, transportation, infrastructure and public safety.
- Work with the Grand Strand Area Transportation Study (GSATS), SCDOT, and Horry County Engineering and RIDE 3 Program to coordinate regional transportation efforts.
- Preserve Horry County's History through the Board of Architectural Review and Historic Preservation.
- Work with the Parks and Open Space Board to make recreation and open space expansion recommendations.
- Coordinate volunteer efforts to reduce litter and beautify the community through the Keep Horry County Beautiful Committee.

This website is designed to provide the user with information regarding the administration and enforcement of all planning and zoning functions and processes. For further assistance, please contact the Department at 843 915-5340.

Documents

Business

Land Development

Mining

Other

[PDF Accessory Living Quarters Notarized Authorization Letter](#)

[PDF Complaint Form](#)

[PDF Permit Range Application](#)

[PDF Firearm & Sports Facility Range Application](#)

[PDF Utility Disclosure Ordinance](#)

[PDF Utility Disclosure Ordinance, Section 56](#)

Proposed Text Amendments

Department Head

David Schwerdt

Contact

Phone: (843) 915-5340
Fax: (843) 915-6340

Mailing Address

1301 Second Avenue Ste. 1D09
Conway, SC 29526

Physical Address

1301 Second Avenue
Conway, SC 29526

Office Hours

8:00 AM - 5:00 PM
Monday through Friday

Quick Links

- GIS Application
- Code of Ordinances
- Videos
- Imagine 2040
- Fees
- Complaint Form
- City of Conway Planning Department
- City of Myrtle Beach Planning Department
- City of North Myrtle Beach Planning Department

Annual Report

[PDF FY 2019 Annual Report](#)

ENewsletters: The Horry Planner

[PDF Spring 2019](#)

[PDF Winter 2019](#)

[PDF Fall 2018](#)

[PDF Winter 2017](#)

[PDF Summer 2017](#)

[PDF Spring 2017](#)

[PDF Winter 2016](#)

[PDF Fall 2015](#)

Public Input and Involvement

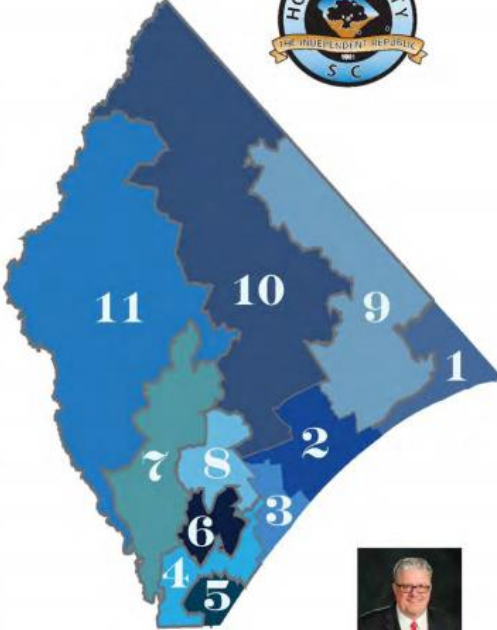

**Horry County
Citizen Planning Academy
November 14, 2019**



Staying Informed

Starts with knowing your representatives on Council and within appointed boards and commissions.

Horry County
County Council



Harold Worley
District 1
Vice Chairman

Bill Howard
District 2

Dennis DiSabato
District 3

Gary Loftus
District 4

Tyler Servant
District 5

Cam Crawford
District 6

Orton Bellamy
District 7

Johnny Vaught
District 8

W. Paul Prince
District 9

Danny Hardee
District 10

Al Allen
District 11

Johnny Gardner
Chairman

- Planning Commission
- Zoning Board of Appeals
- Board of Architectural Review and Historic Preservation
- Parks and Open Space Board
- Stormwater Advisory Board

<https://www.horrycounty.org/Boards>

Staying Informed

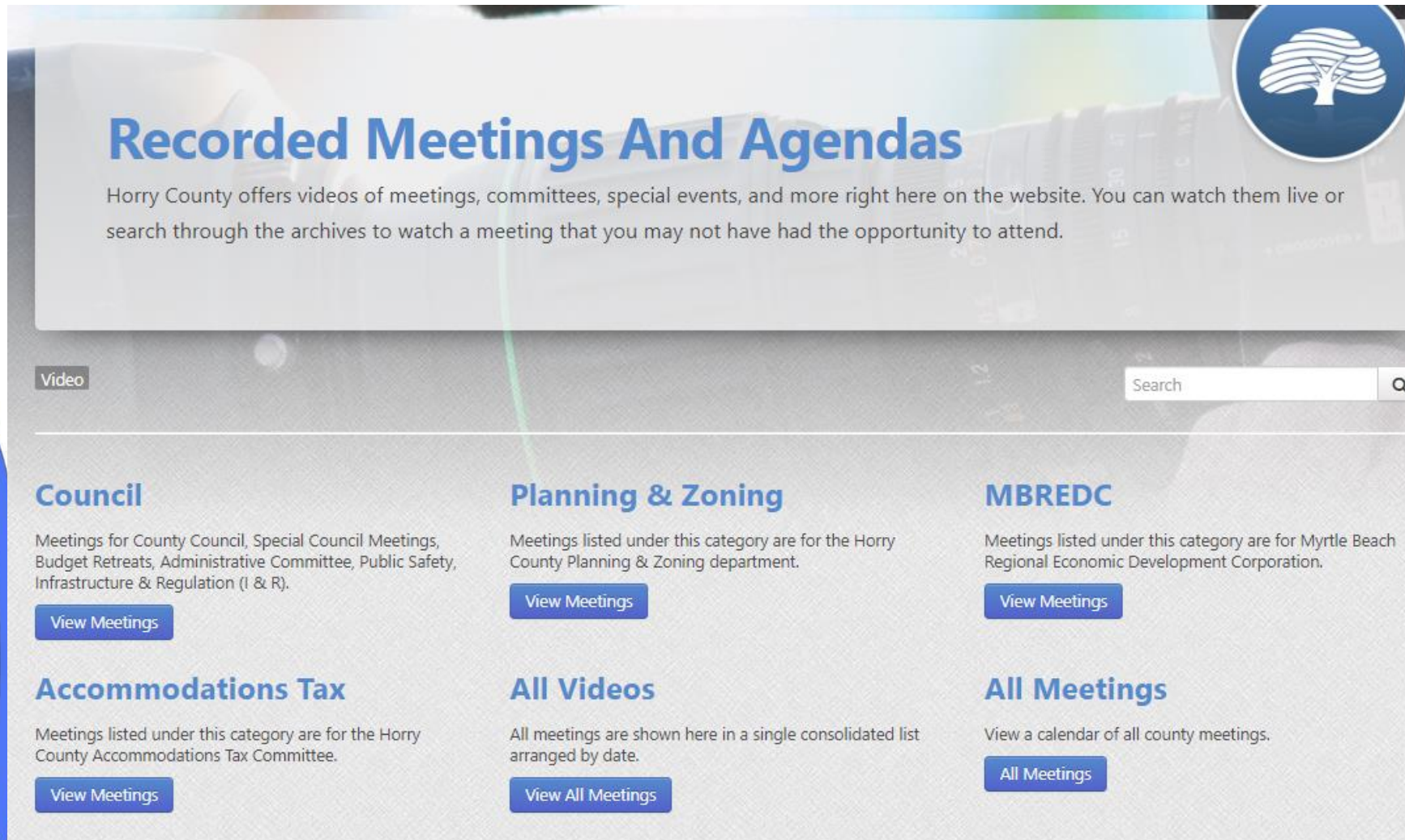
Knowing when they meet and where to access agendas.

<https://www.horrycounty.org/Calendar>

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4 Zoning Board of Appeals	5 County Council	6	7 Planning Commission	8	9
10	11 Veteran's Day Holiday	12 Infrastructure & Regulation Division Parks & Open Space Board Public Safety Committee	13	14 Horry County Forfeited Land Commission I&R Subcommittee on Rural Civic Arena I&R Subcommittee on Recreation Privatization	15	16
17	18	19 Board of Architectural Review County Council	20 Stormwater Advisory Board	21 County Council Workshop on Imagine 2040 Comprehensive Plan Board of Fee Appeals	22	23
24	25	26 Keep Horry County Beautiful Planning Commission Workshop	27	28 Thanksgiving Holiday	29 Thanksgiving Holiday	30

Staying Informed

Accessing Recorded Meetings and Minutes <https://www.horrycounty.org/Video>



The screenshot displays the 'Recorded Meetings And Agendas' page on the Horry County website. At the top right is the Horry County logo, a stylized tree in a blue circle. The main heading is 'Recorded Meetings And Agendas' in blue. Below it, a paragraph states: 'Horry County offers videos of meetings, committees, special events, and more right here on the website. You can watch them live or search through the archives to watch a meeting that you may not have had the opportunity to attend.' A search bar with the text 'Search' and a magnifying glass icon is located on the right. Below the search bar are six categories, each with a description and a 'View Meetings' button:

- Video** (tag)
- Council**: Meetings for County Council, Special Council Meetings, Budget Retreats, Administrative Committee, Public Safety, Infrastructure & Regulation (I & R). [View Meetings](#)
- Planning & Zoning**: Meetings listed under this category are for the Horry County Planning & Zoning department. [View Meetings](#)
- MBREDC**: Meetings listed under this category are for Myrtle Beach Regional Economic Development Corporation. [View Meetings](#)
- Accommodations Tax**: Meetings listed under this category are for the Horry County Accommodations Tax Committee. [View Meetings](#)
- All Videos**: All meetings are shown here in a single consolidated list arranged by date. [View All Meetings](#)
- All Meetings**: View a calendar of all county meetings. [All Meetings](#)

Staying Informed

<https://www.horrycounty.org/hconnect>

Accessing Rezoning and Building Permit Information, along with Community Events, Recreation Opportunities and Press Releases

DOWNLOAD THE
HC CONNECT APP

TO STAY INFORMED ABOUT REZONING REQUESTS IN YOUR COMMUNITY!

Track Rezoning Requests in your area by setting up your feed locations (image 1) to target only specific areas or select all of the neighborhoods to receive updates on the entire County. Rezoning Requests can then be seen in a list view (image 2) or you can click on "Map View" to see rezoning applications on the Horry County map (image 3). The app not only shows you the locations of rezoning requests (image 4), it also gives you important information about each request such as the date of application, the current and requested zoning designation, the next hearing date and location, future hearing dates, and the identifying numbers needed to find the parcels applying for the rezoning (image 5).

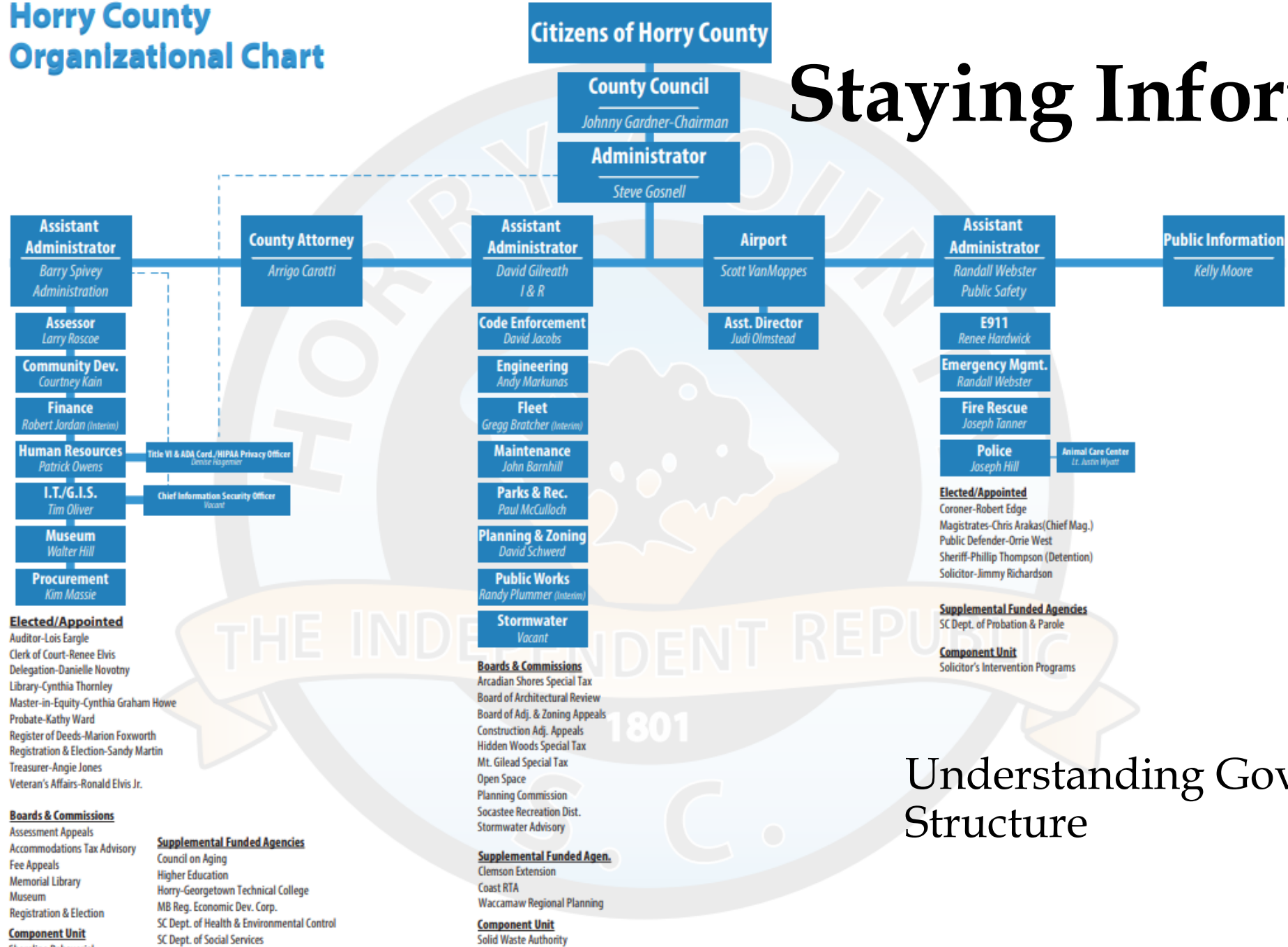


The image displays five screenshots of the HC Connect app interface:

- Image 1:** "Feed Locations" screen showing a list of neighborhoods with toggle switches to select specific areas for updates.
- Image 2:** "Connect" screen showing a list view of rezoning requests with details like address and application date.
- Image 3:** "P&Z Map" screen showing a map of Horry County with blue markers indicating the locations of rezoning requests.
- Image 4:** "Planning & Zoning" screen showing a detailed map view of a specific rezoning request with a red marker.
- Image 5:** "Planning & Zoning" screen showing detailed information for a specific request, including application date, current and proposed zoning, and a schedule of future hearings.

Horry County Organizational Chart

Staying Informed



Understanding Government Structure

Public Input

Regarding issues not included in Public Hearing or even necessarily on the agenda. Sign up in advance at 843-915-5340 for Planning Commission and 843-915-5120 for County Council Meetings

Public Hearing on each item. Comments also accepted in writing in advance of meeting.

Always encourage people to call if they have questions.

Don't be afraid to offer alternative solutions!



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING

AGENDA

November 7, 2019 – 5:30 p.m.

-
- I. Call to Order – 5:30 p.m.
 - II. Invocation & Pledge of Allegiance
 - III. **Public Input- You must register in the Planning Department one hour prior to the meeting.**
 - IV. Approval of Minutes
 - 1. Planning Commission Workshop – September 26, 2019
 - 2. Planning Commission Meeting – October 3, 2019
 - V. Street Names - NO PUBLIC HEARING REQUIRED
 - VI. New Business - Planning Commission Review Deadlines for 2020
 - VII. **Public Hearings**
 - A. Hwy 319 Rural Heritage Area Plan Amendment
 - B. Rezoning Requests
 - 1. **PREVIOUSLY DEFERRED TWICE - Ord 86-19** (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-07-006 – South Causeway Builders LLC – Request to rezone 129 acres from Commercial Forest Agriculture (CFA) to Residential (SF10) located at Four Mile Rd and Oak St in Conway (Council Member – O. Bellamy)
 - 2. **PREVIOUSLY DEFERRED TWICE - 2019-08-003** – Ed Hardee, agent for Palmetto Synergistic Research LLC – Request to rezone 5.96 acres from Forest Agriculture (FA) to Limited Manufacturing and Industrial (MA1) located at 8856 Pee Dee Hwy in Conway (Council Member – A. Allen)
 - 3. **2019-10-001** – George Raymond Suggs – Request to rezone 1.25 acres from Commercial Forest Agriculture (CFA) to Residential (MSF10) located on Hwy 57 in Little River (Council Member – P. Prince)
 - 4. **2019-10-002** – CT Corporation agent for SST II LLC 338 Jessie St LLC – Request to rezone 3.57 acres from Retail Customer Services (RCS) & Highway Commercial (HC) to High Bulk Retail (RE4) located on Jesse St in Myrtle Beach (Council Member – G. Loftus)

Plan Development

Get involved at the forefront! Call our office to be added to communications regarding future plan development.
843-915-5340

THE NCS™
The National Citizen Survey™

Horry County, SC
Community Livability Report
DRAFT
2017

IMAGINE 2040
Your County. Your Voice. Our Future.

IMAGINE 2040: Vision, Values and Direction

Please send paper copies to:
Horry County Planning and Zoning, C/O Leigh Kane
1301 Second Avenue Ste. 1D09, Conway, SC 29526
Or scan and email to: imagine2040@horrycounty.org

This Survey will help to inform the development of Horry County's Comprehensive Plan, IMAGINE 2040. A Comprehensive Plan is a local government's guide for decision making. Participating in this survey will help your local government make decisions that will benefit your life. This is your county, we want to hear your voice about the future.

What are the top three things that you LOVE about Horry County?

- _____
- _____
- _____

How long have you been a resident in Horry County? (select one)

- Less than 1 year
- 1-5 years
- 6-10 years
- 11-20 years
- over 20 years

I have lived in Horry County my whole life

I have lived in Horry County for generations, my family have lived here for generations

I own land or a business, but do not live in Horry County

I am not a full time resident, I live in Horry County seasonally

ICM/
Leaders at the Core of Better

NRC
National Research Center Inc.
777 North Capital Street NE, Suite 300

