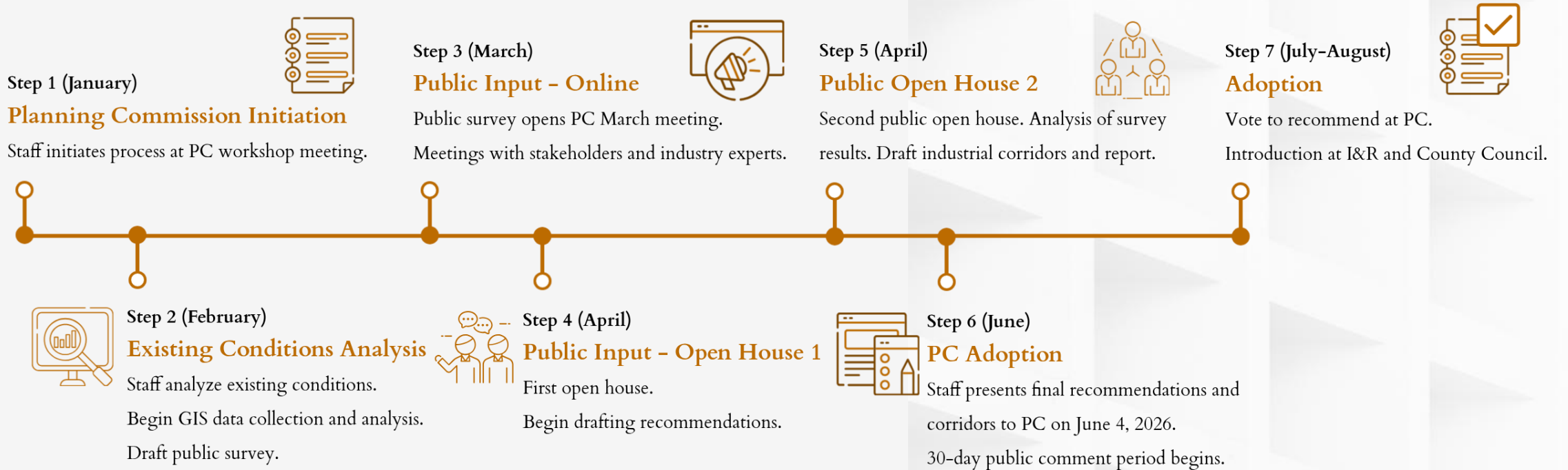


# Industrial Corridor Public Input Results

FUTURE LAND USE MAP REVIEW

# Project Timeline



# Public Survey Overview

- The survey was intended to collect public input on existing industrial uses, location preferences for future industry, and open-ended feedback through 11 total survey questions
- The survey opened on March 1<sup>st</sup> and will close in June

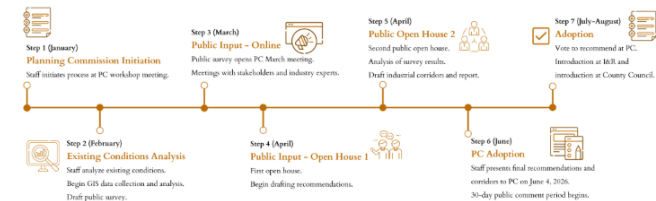
97 total responses



Horry County is collecting public comment on its plan to create industrial corridors in its Future Land Use Map to better guide the siting of industrial uses. It will designate several corridors for industrial development to decrease land use conflicts, provide guidance for industrial developers, and stimulate economic development. This survey aims to solicit input from the public and stakeholders on appropriate and inappropriate locations for these corridors.

The Future Land Use Map is a policy plan for the county's land use that indicates where various uses are encouraged or discouraged. It is not zoning and will not change the existing land uses allowed in the industrial corridors.

Your county government will take a comprehensive approach to updating and amending the Future Land Use Map including public participation, stakeholder engagement, and Planning Commission guidance. The tentative project timeline is shown below.



Are you involved in an industrial sector?

Yes (I work in the industrial sector)

Indirectly (I work in a sector that provides components or other services for the industrial sector)

No (I work in another sector or do not work)

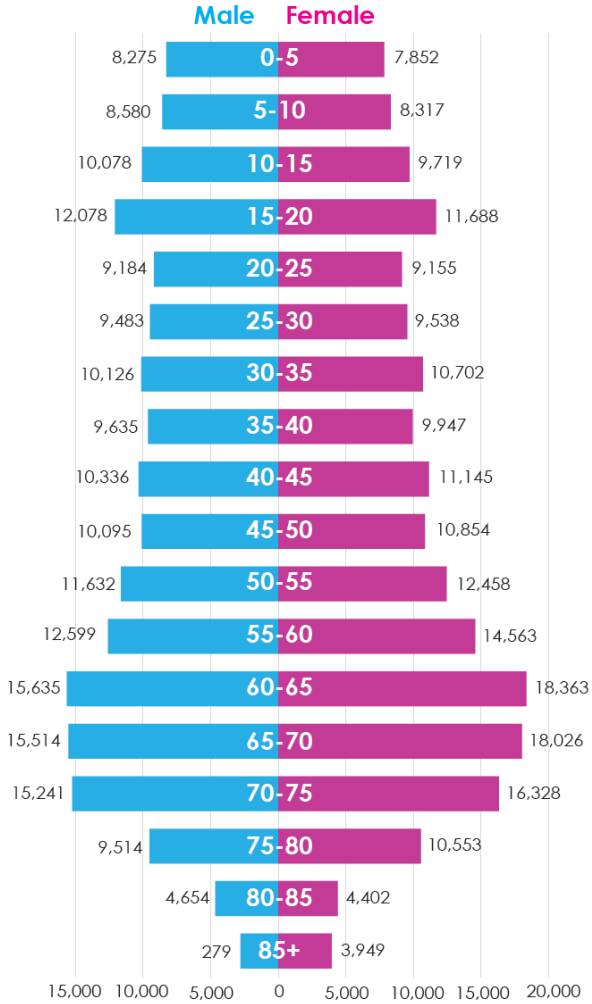
# Public Open House

- Staff held two public open houses on April 20<sup>th</sup> and 27<sup>th</sup>
- Participants were introduced to the planning process, constraints, objectives, and public input to date
- Participants shared feedback on considerations and potential locations for industrial corridors, particularly the importance of wetland protections and mitigating impacts on residential properties



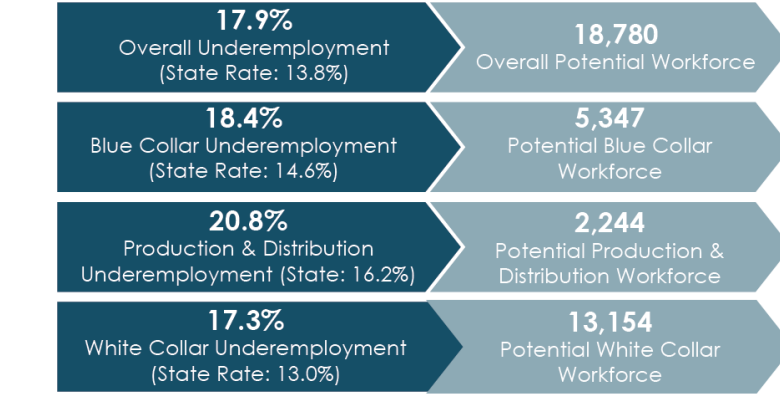
# Industries & Employment

## Population by Age



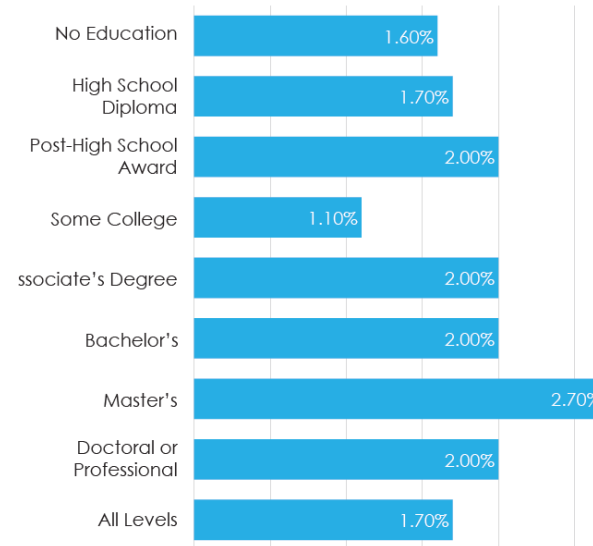
Census Bureau, ACS 2024 Five-Year Estimates

## Underemployment in Horry County



JobsEQ, 2024.

## Annual Average Projected Job Growth



JobsEQ, 2024.

## Employment by Industry

Industry	July 2025 (Q3)			Change Since 2020 (Q3)	
	Employment	Avg. Annual Wage	Location Quotient	Employment Change	Avg. Annual Change
Accommodation and Food Services	34,161	\$31,980	2.33	4,154	2.77%
Retail Trade	27,295	\$37,284	1.86	3,708	3.14%
Health Care and Social Assistance	15,988	\$66,560	0.75	3,425	5.45%
Construction	9,385	\$66,352	1.20	1,791	4.72%
Administrative, Support, Waste Management and Remediation	8,035	\$50,284	1.00	272	0.70%
Arts, Entertainment, and Recreation	5,925	\$29,224	2.09	1,584	7.30%
Real Estate and Rental and Leasing	4,730	\$50,440	1.89	421	1.95%
Professional, Scientific, and Technical Services	4,685	\$78,104	0.46	819	4.24%
Other Services (except Public Administration)	3,882	\$40,248	0.86	815	5.31%
Manufacturing	3,422	\$57,876	0.29	390	2.57%
Finance and Insurance	3,355	\$85,540	0.56	391	2.64%
Wholesale Trade	3,133	\$65,156	0.53	851	7.46%
Transportation and Warehousing	2,560	\$49,296	0.40	448	4.24%
Information	1,673	\$76,752	0.61	-33	-0.39%
Public Administration	1,257	\$69,480	0.36	133	2.65%
Educational Services	729	\$36,192	0.26	338	17.29%
Utilities	507	\$80,964	0.84	134	7.18%
Management of Companies and Enterprises	461	\$94,588	0.18	-56	-2.17%
Agriculture, Forestry, Fishing and Hunting	175	\$51,480	0.14	-56	-4.85%
Mining, Quarrying, and Oil and Gas Extraction	71	\$71,500	0.13	-11	-2.68%

Bureau of Labor Statistics Quarterly Census of Employment and Wages, 2025 Q3 Counts and Estimates.

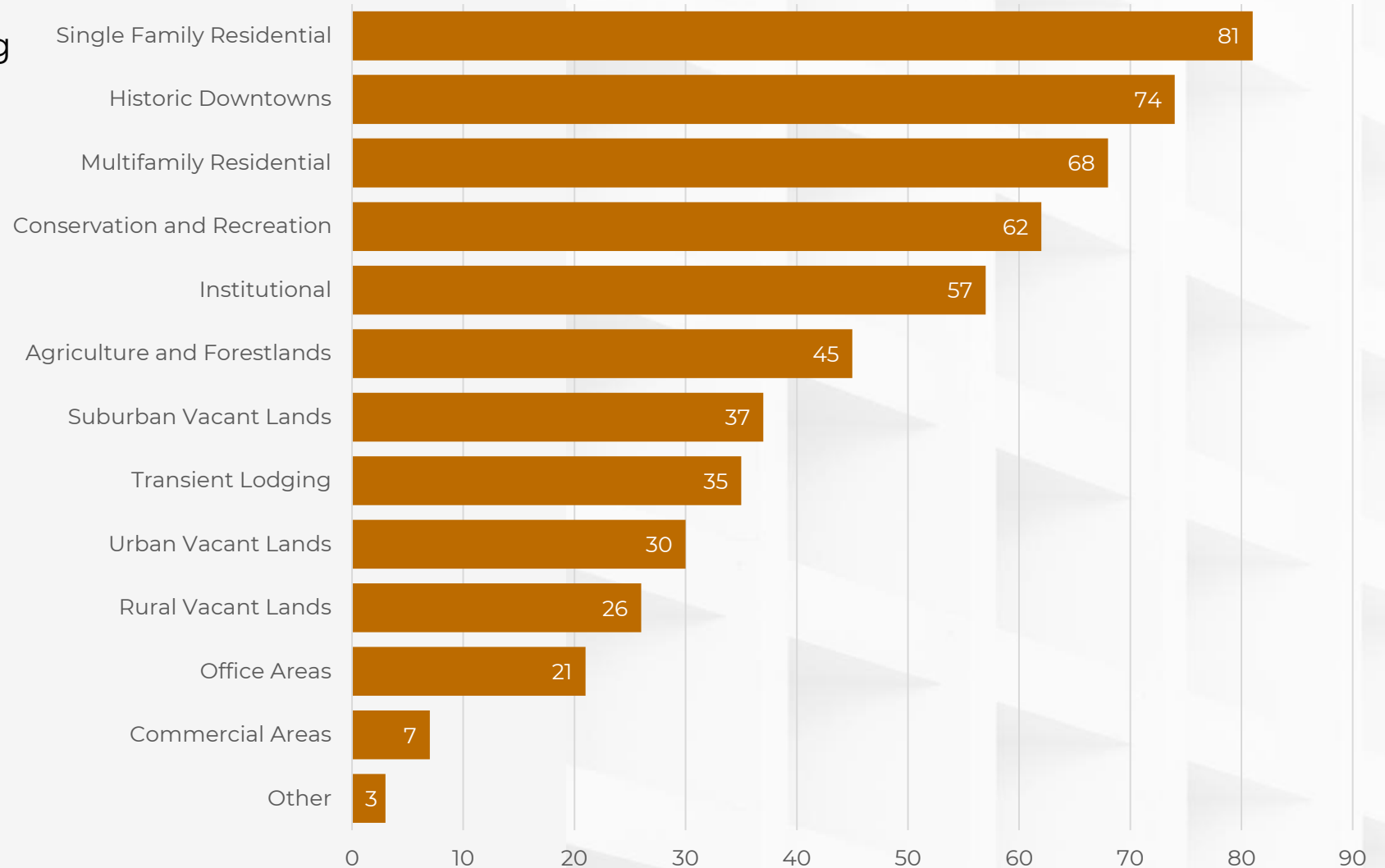


# Survey Responses



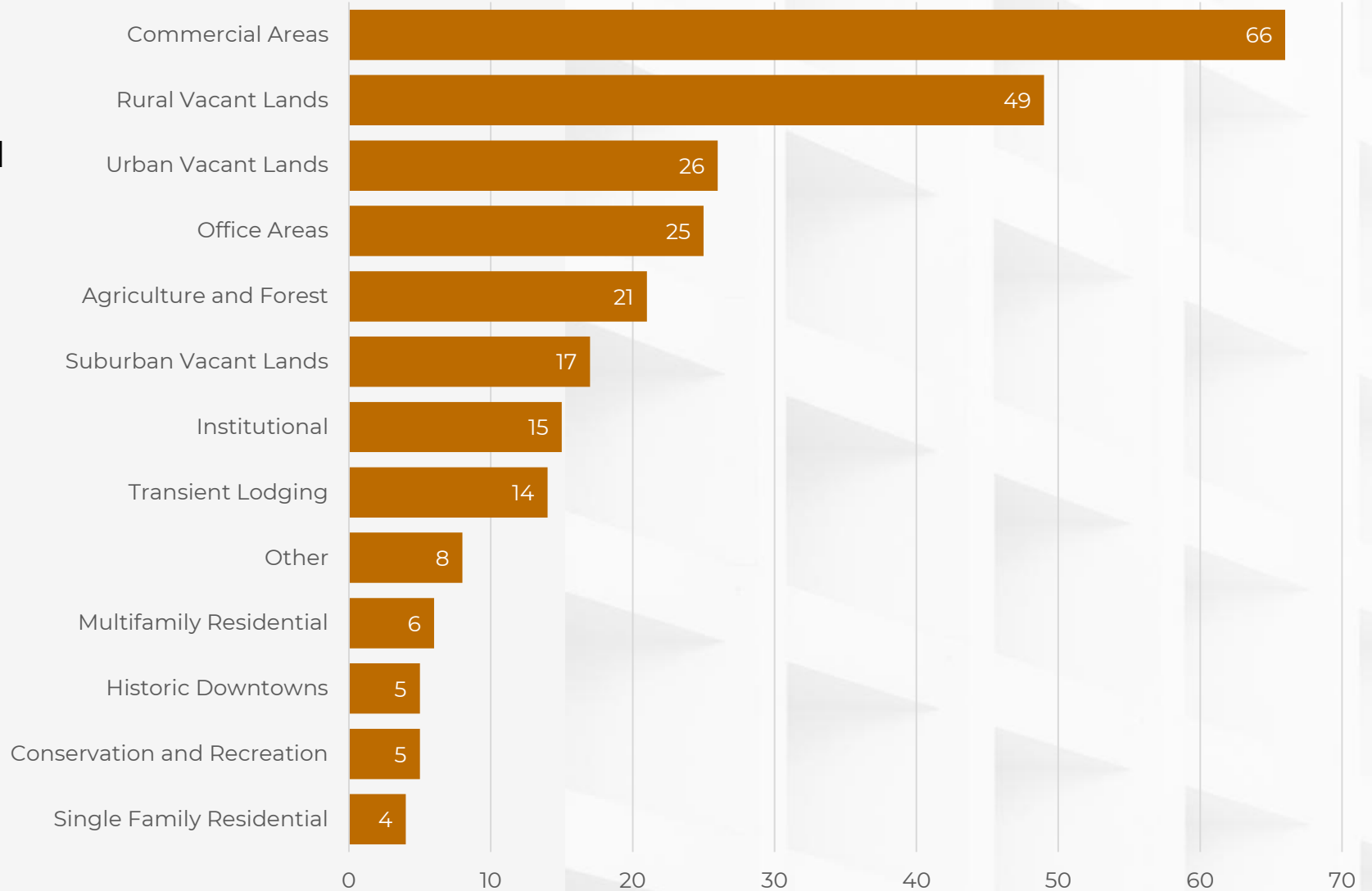
# What land uses are industrial uses least compatible with?

- Strong opposition to locating industrial uses near residential, historic downtowns, conservation and recreation lands, and institutions
- Mixed opinions on co-locating industrial uses with agriculture, forestlands, transient lodging, and office areas



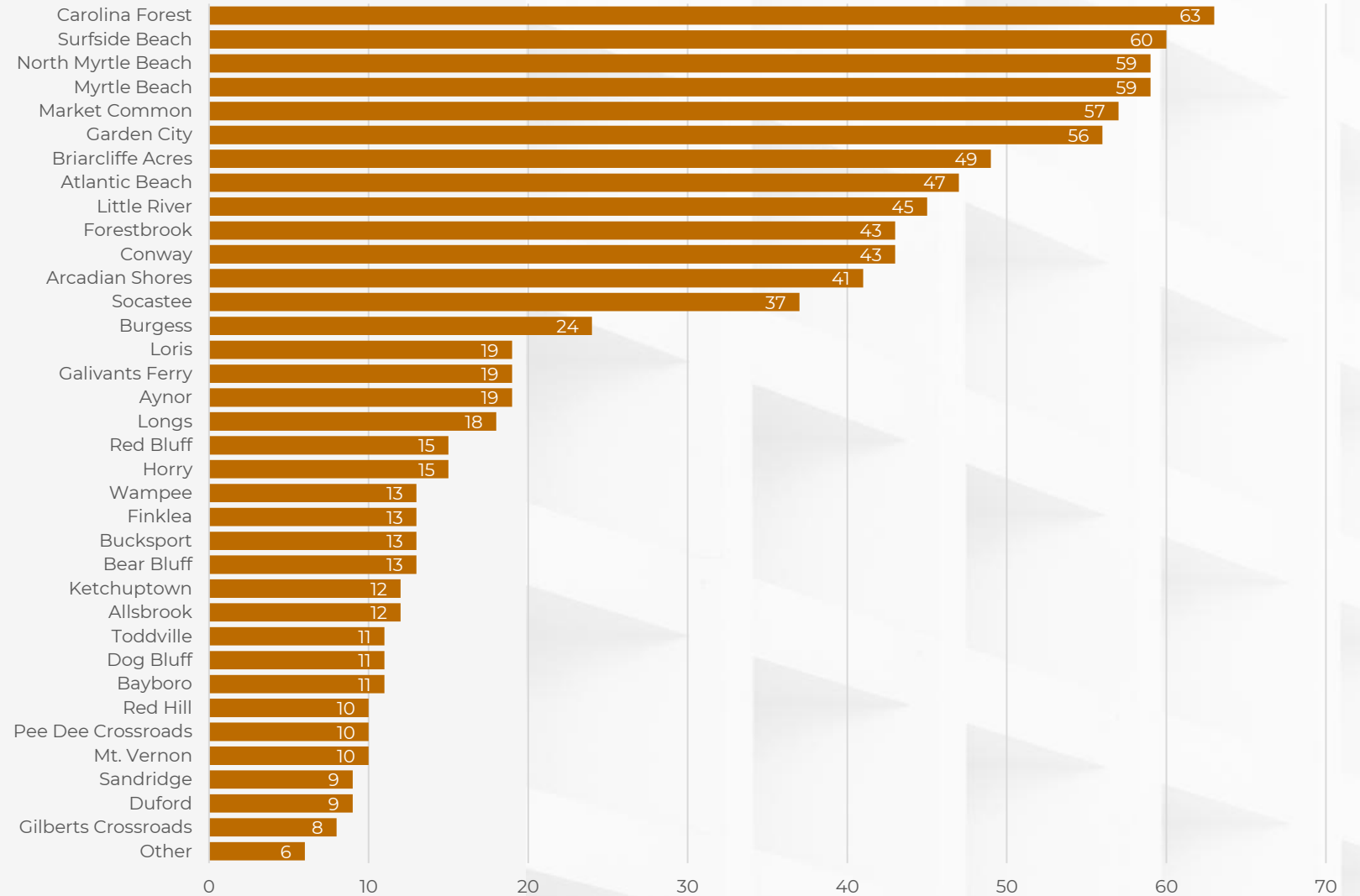
# What land uses are industrial uses most compatible with?

- Respondents believe industrial uses are compatible with commercial areas and rural, suburban, and urban vacant lands
- Mixed opinions on co-locating industrial uses with agriculture, forestlands, transient lodging, and office areas



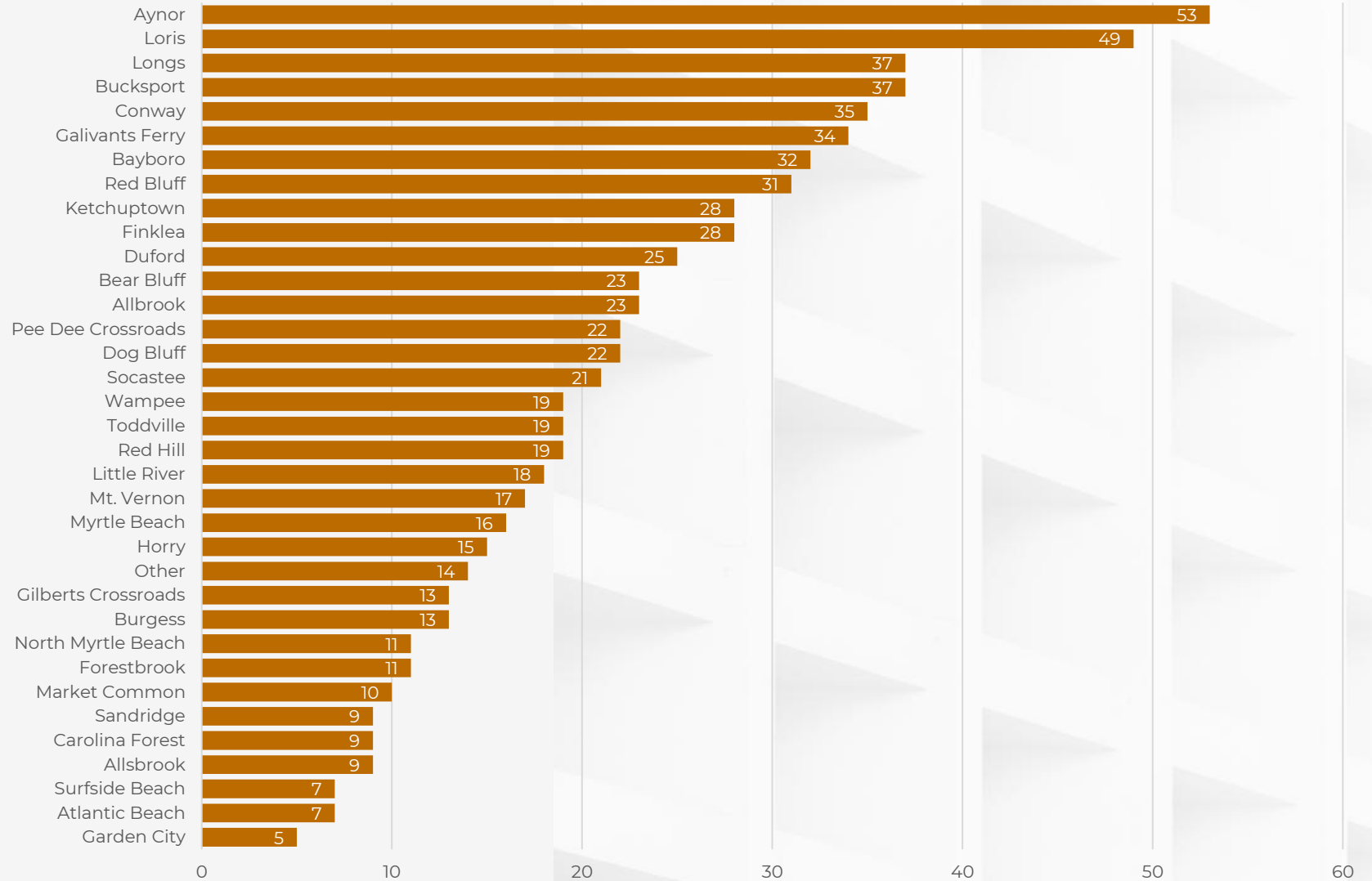
# Which locations in Horry County are not suitable for industrial uses?

- Respondents opposed industrial uses in urban communities east of the Waccamaw including Carolina Forest, Surfside Beach, Myrtle Beach, and Conway
- Respondents tend to list their own communities as not suitable
- Mixed opinions on industry in inland communities including Aynor, Galivants Ferry, Loris, and Longs



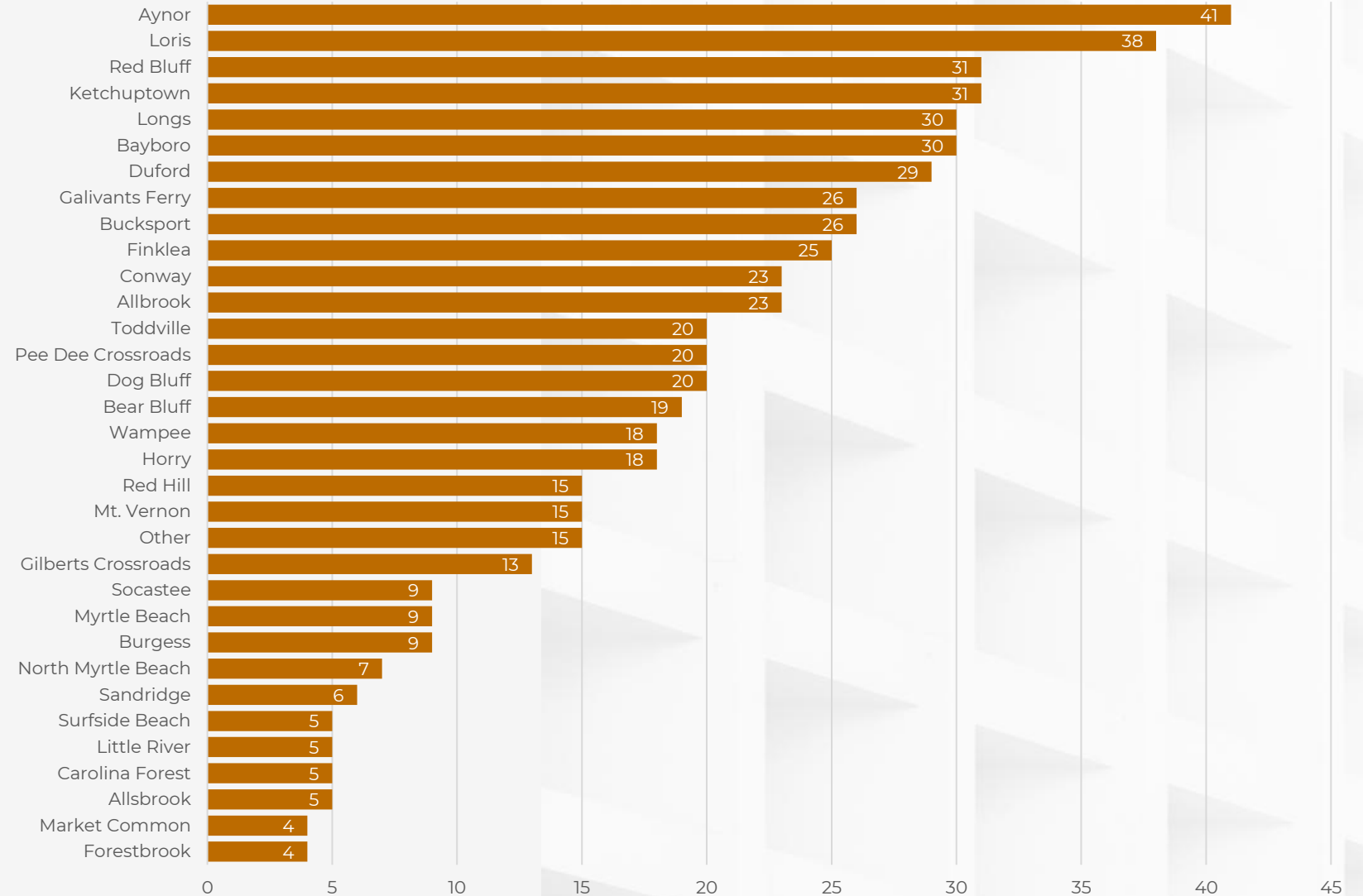
# Which locations in Horry County are suitable for light industrial uses?

- Support for light industrial in inland communities including Aynor, Loris, and Bucksport
- Respondents' preferred areas for light industrial uses typically mirror preferred areas for heavy industrial uses



# Which locations in Horry County are suitable for heavy industrial uses?

- Support for heavy industrial predominantly in inland communities including Aynor, Loris, and Red Bluff
- Respondents typically preferred locating industrial uses in communities further from their home ZIP codes



## Do you have concerns about existing industrial areas?

“Residential has grown around them or industrial been allowed to expand next to homes.”

“New industrial areas should not be anywhere near residential areas, and wooded areas are needed as a buffer.”

“Traffic, roads needed to updated accordingly for current and increased traffic volume.”

“They are not being utilized to their full potential and we are allowing more to pop up in random places across the county.”



## Do you have any other comments?

“Need more concrete and asphalt plants. Need to consider future build out of SC 22 and I-73.”

“Just bring good jobs to Horry county.”

“Please turn down "opportunities" for data centers in Horry County. Doesn't create lasting jobs and the long-term effects are not yet known.”

“Areas near 22 or existing railroad corridors make the most logical sense for heavy industries because of their easy access to existing transportation infrastructure.”



# Takeaways

- Respondents typically supported locating industrial uses in rural inland areas
- Respondents prioritized mitigating impacts of industrial uses on residential uses, conservation lands, and historic downtowns. Mixed opinions on locations near office, commercial, and agriculture lands
- Respondents are concerned about:
  - impacts on wetlands
  - providing buffers to sensitive environmental and residential land uses
  - air and water quality impacts
  - providing adequate road and utility infrastructure
- Respondents want the county to:
  - concentrate industrial uses
  - buffer sensitive uses
  - provide infrastructure upgrades where necessary



Source: Google Earth





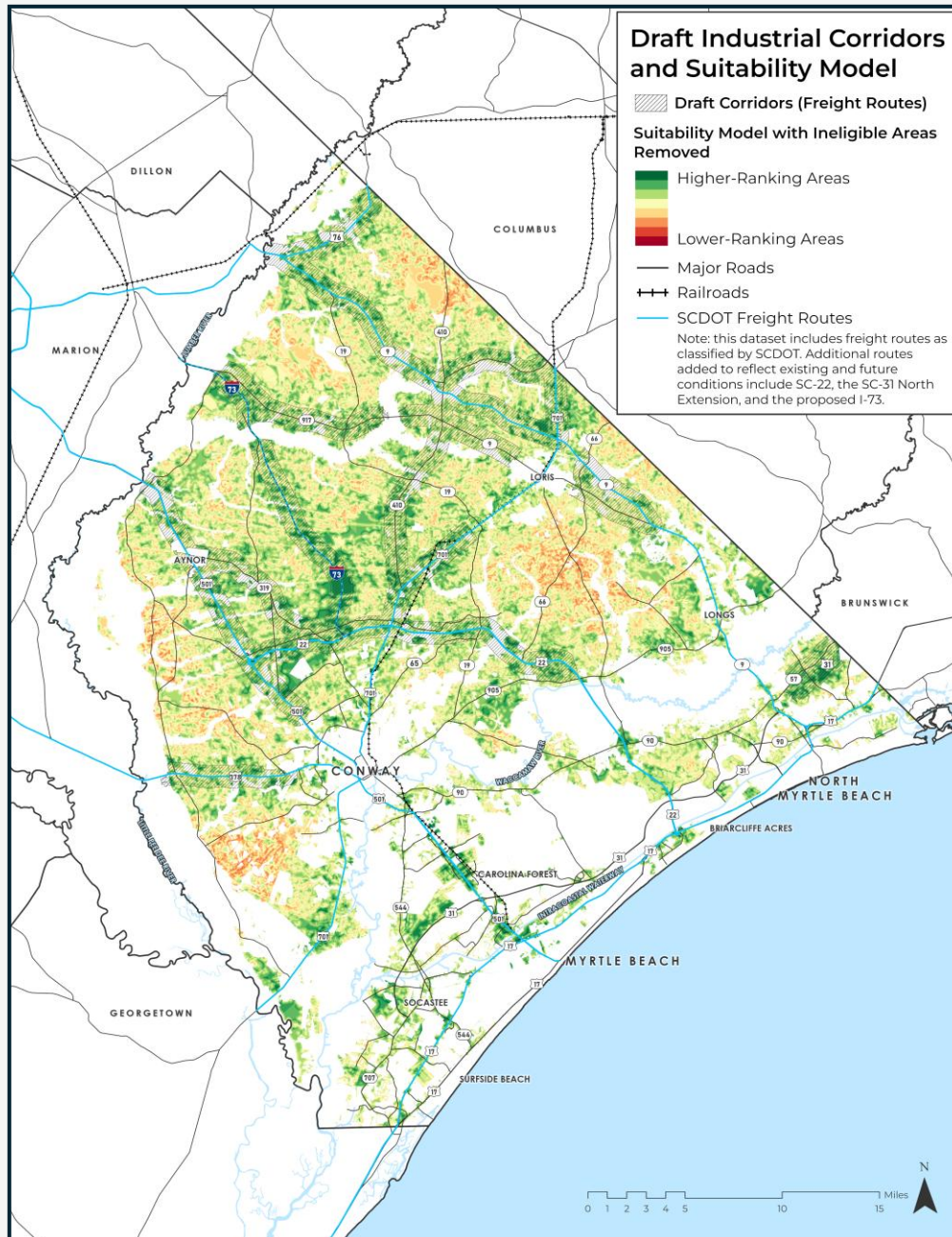
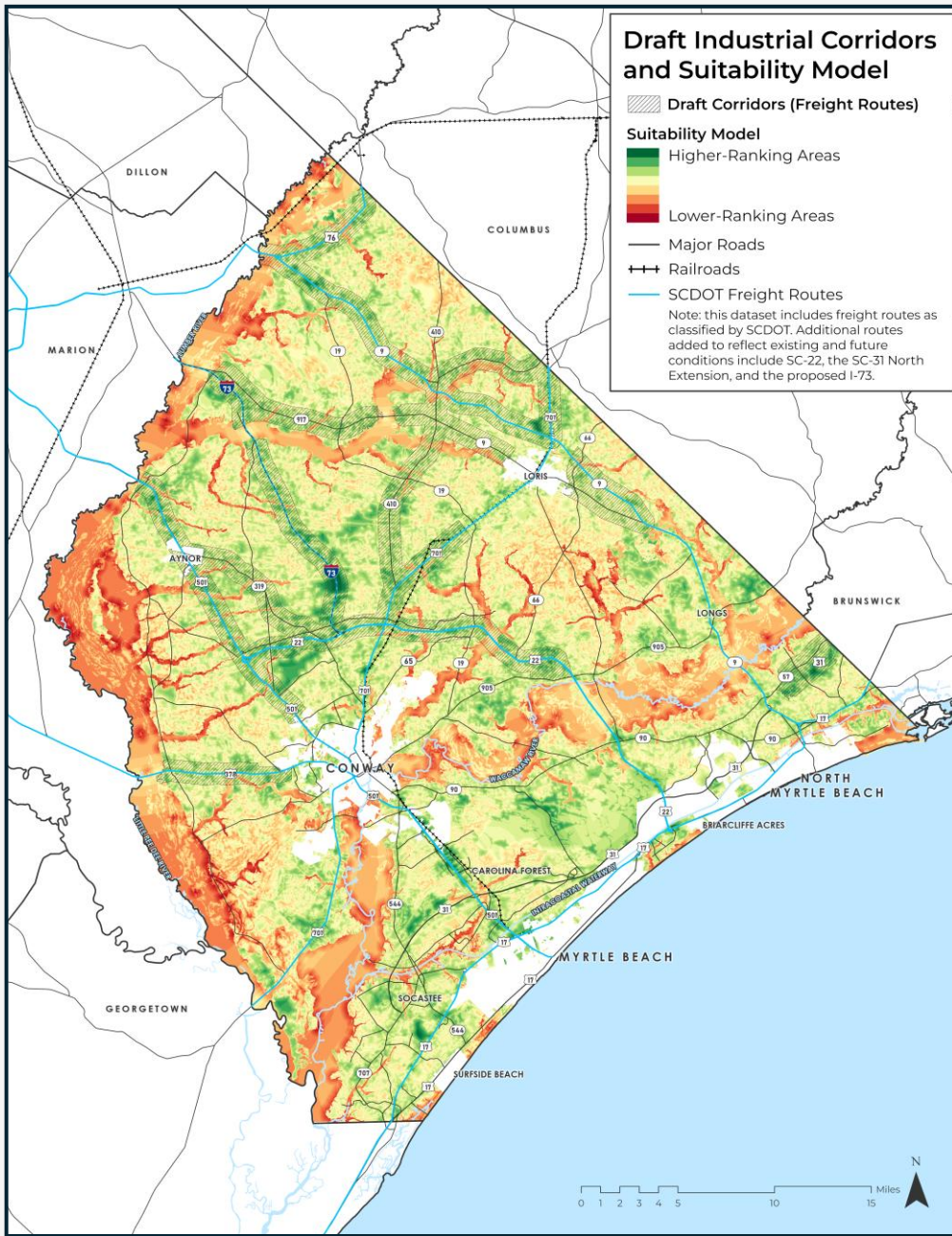
# Industrial Suitability Model

# Suitability Model Inputs and Weights

Industrial Corridor Model Inputs							
Inputs		0 (least preferred)	2	4	6	8	10 (most preferred)
<b>Wetlands</b>	Inside/outside wetlands	Inside wetlands	50 feet from wetlands	200 feet	500 feet	1000 feet	1000+ feet
<b>Roads</b>	Distance to major roads	3+ miles from major roads	3 miles	2 miles	1 mile	2640 feet	1320 feet
<b>Railroads</b>	Distance to railroads	2+ miles from railroads	2 miles	1 mile	2640 feet	1000 feet	500 feet
<b>Residential</b>	Distance from occupied residential parcels	250 feet from homes	500 feet	1000 feet	1500 feet	2000 feet	2640 feet
<b>Flood Zones</b>	Inside/outside type of flood zones	Flood Zones A, AE	Flood Zone VE	500-Year FZ	Supplementary FZ	Outside FZ	Outside FZ

Industrial Corridor Model Weights			
Flood Zones and Wetlands	Roads	Railroads	Residential
35	30	5	30











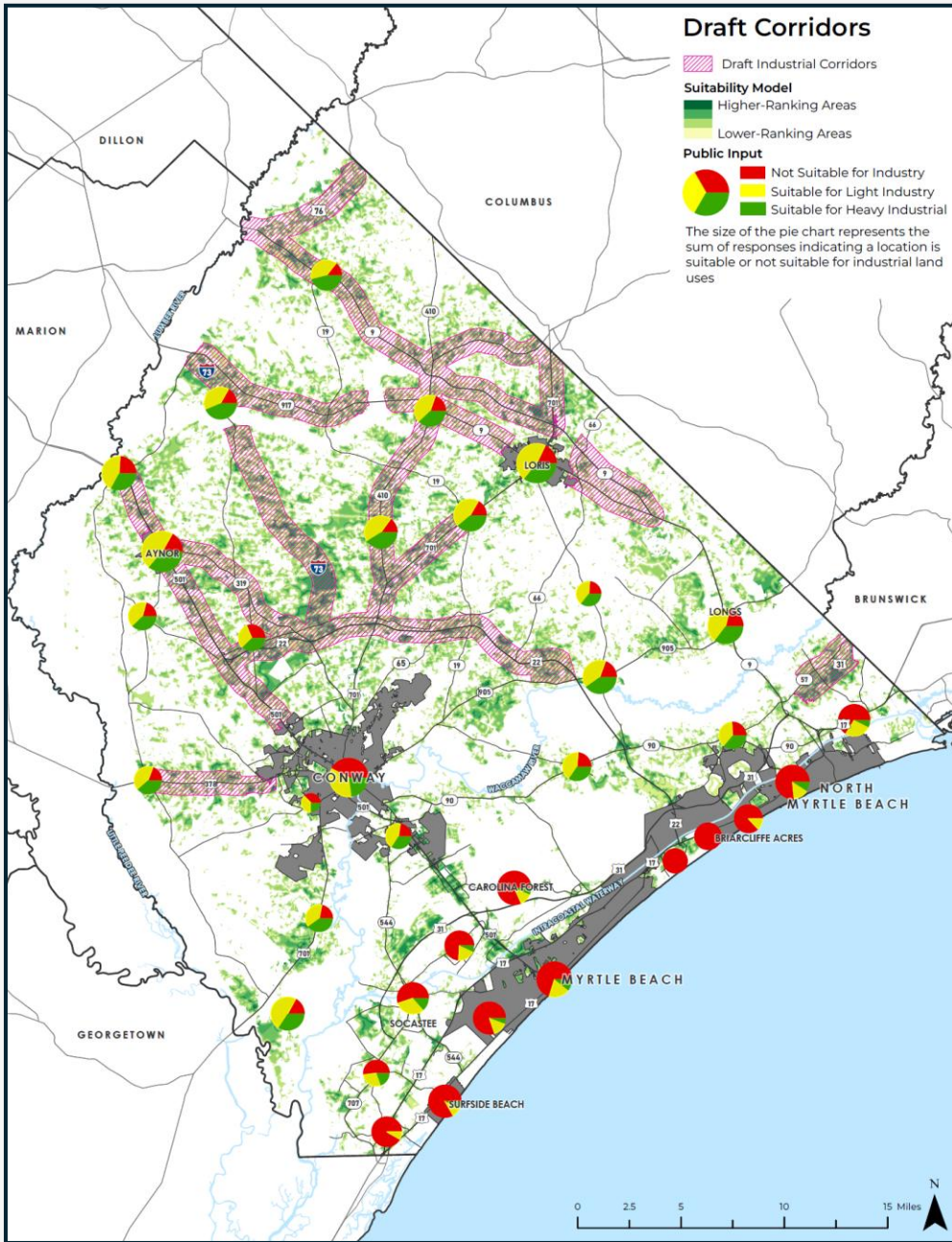
The map on the right removes ineligible parcels and areas from the model, including:

- Conservation lands, open space, and parks
- FEMA and supplemental flood zones
- County-owned parcels
- Parcels with Approved & Current Major Residential Developments

Due to different symbology classification methods, color scales differ between the two maps.

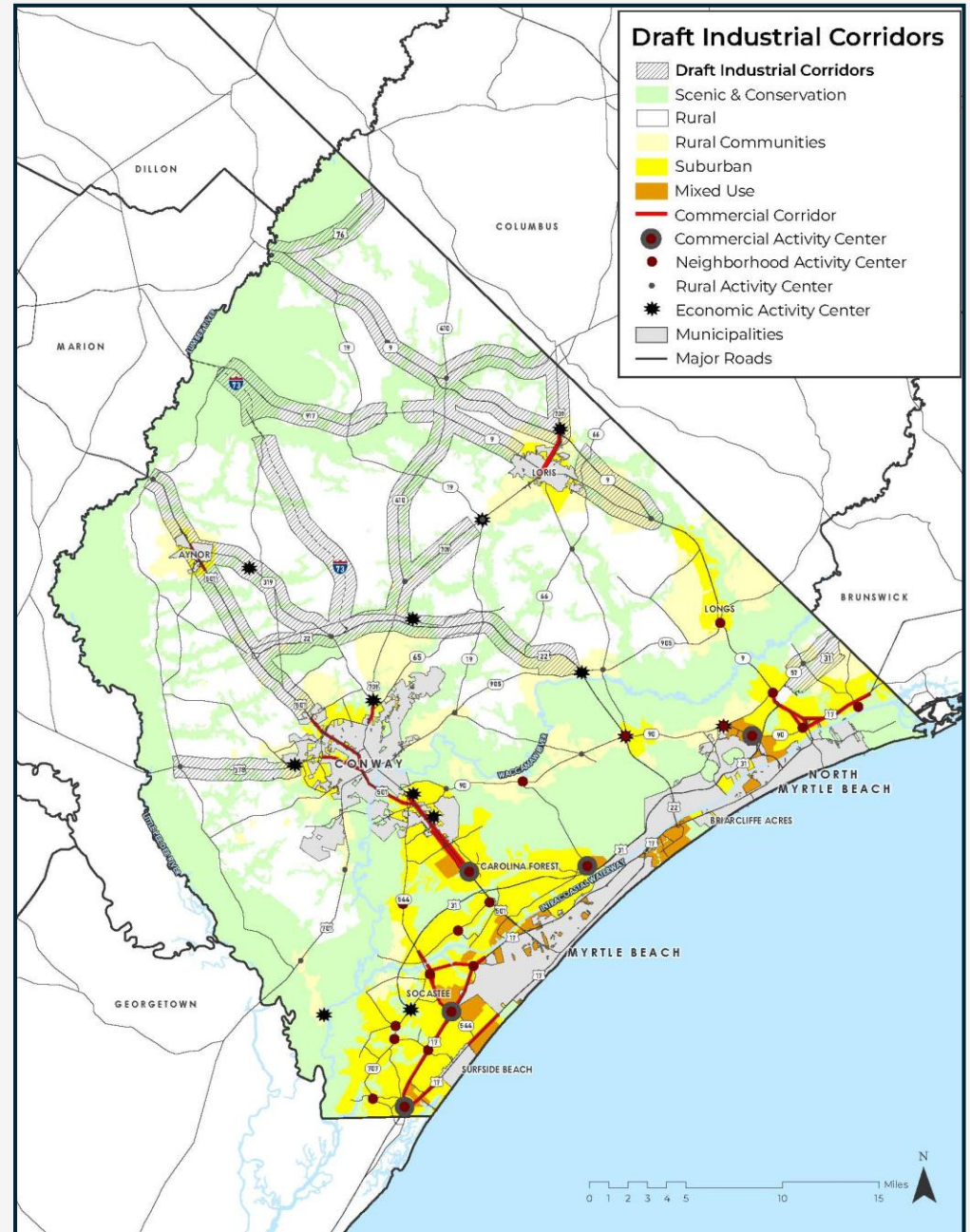
### Draft Corridors

-  Draft Industrial Corridors
  - Suitability Model**
  -  Higher-Ranking Areas
  -  Lower-Ranking Areas
  - Public Input**
  -  Not Suitable for Industry
  -  Suitable for Light Industry
  -  Suitable for Heavy Industrial
- The size of the pie chart represents the sum of responses indicating a location is suitable or not suitable for industrial land uses



### Draft Industrial Corridors

-  Draft Industrial Corridors
-  Scenic & Conservation
-  Rural
-  Rural Communities
-  Suburban
-  Mixed Use
-  Commercial Corridor
-  Commercial Activity Center
-  Neighborhood Activity Center
-  Rural Activity Center
-  Economic Activity Center
-  Municipalities
-  Major Roads



# Next Steps

**1 July 2<sup>nd</sup>** Public Comment Period Ends & Planning Commission Recommendation

**2 August 11<sup>th</sup>** I&R Committee Recommendation

**3 August 18<sup>th</sup>  
September 1<sup>st</sup>  
September 15<sup>th</sup>** Three Readings at County Council

All dates subject to change, sign up for updates at [horrycountysc.gov](http://horrycountysc.gov)!



Source: Google Earth

Scan to View the Draft:



# Thank You