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**Horry County
Planning and
Zoning
Department**

1301 Second Ave.,
Suite 1D09
Conway, SC 29526
Phone: (843) 915-5340
Fax: (843) 915-6340

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



Is There a Need for Food Trucks in Horry County?

Food Trucks have become increasingly popular across the nation, and Horry County is considering jumping on the bandwagon (or in this case, the food wagon).

The Horry County Planning & Zoning Department is currently conducting a public survey concerning the need for Mobile Food Vending (Food Trucks) in Horry County. In its last meeting, the Infrastructure and Regulation Committee asked that a survey be taken to gauge if there is any interest in Food Trucks, before it moves forward with drafting an ordinance to regulate them. This survey is posted on the Horry County Government website and TV channel, as well as the Horry County Planning & Zoning Facebook page.

(To voice your opinion on Food Trucks in Horry County, please take this brief survey: <https://www.surveymonkey.com/s/MHYZ7T5>)

Through this online survey, the Planning Department hopes to receive input from all those who may be interested in operating food trucks, existing business owners, and anyone who might benefit if food trucks were in the county. The Planning Department has also reached out to the HGTC Culinary School, and citizens who have expressed an interest in food trucks. In order to garner input from existing brick and mortar restaurants, postcards were sent to all restaurants who currently hold an Horry County Business License, and also contacted Jurisdictions and Chambers of Commerce within the County.

All stakeholders will have a chance to voice their opinion at a **Food Truck Public Input Meeting that will be held on Thursday, January 23rd at 3:00 pm** in Conf. Room B of the Horry County Government and Justice Building in Conway.

Modern mobile food vending, which includes motorized vehicles, is a substantial departure from the pushcarts covered in the county's current regulations. Along with pre-packaged food, modern food vendors also use large trucks equipped with high-tech cooking equipment and sanitation devices in order to provide affordable, high-quality, safe food prepared to order. Food trucks can increase economic activity, as well as enrich communities by providing access to goods not otherwise available. With this, food trucks also take up more space than food carts, require more health and safety regulations, and have a more complicated relationship with brick and mortar restaurants. SCDHEC currently inspects and regulates mobile food vending through their Mobile Food Cart/Unit Regulations. All food trucks must have a home-base restaurant, or commissary, that meets SCDHEC regulations. SCDHEC has been working on a draft the past 3 years to update their current guidelines pertaining to mobile food vending, and it will be presented to the General Assembly in January, with a possible effective date in June 2014.

If after reviewing the results from the survey and the meeting, Horry County officials elect to go forward with Mobile Food Vending Regulations, several things must be taken into consideration. These include, but are not limited to: the permitting process, allowable locations/zones, time constraints (operating hours), proximity restrictions (distance from existing businesses, schools, residential areas, stop lights, etc.), delineation of food "vendors" vs. "peddlers", food safety (in conjunction with SCDHEC), and pedestrian safety. If Mobile Food Vending Regulations are looked into this could also lead to a possible re-evaluation of the current food cart regulations. One option that could be considered is a pilot program, to see how well the regulations work for the county and all stakeholders. The main task for County officials, along with the Planning and Zoning Department, will be to find the best way to incorporate the benefits of food trucks into the fabric of the county, while balancing the need to regulate growth, and taking into consideration the needs and preferences of all stakeholders.

Highways and Byways...

501 North Bound Lane Expansion



The construction barrels are out along Hwy 501 from Factory Stores Boulevard to Gardner Lacy Road. This is a distance of about two miles. US 501 is being widened on the Northbound side of Hwy 501 from two to three lanes. Construction started on October 1st of 2013 and has a completion date of December 15th 2014. Total cost of construction is \$3,581,862. This project is Federally funded with SCDOT providing matching funds.

The Southbound side of 501 is also slated for a widening project expected to begin in 2018. The length of this project will be from SC 31 (Carolina Bays Parkway) to Gardner Lacy. Funding for this project will come from the same sources as the Northbound lanes of 501.

Carolina Bays Parkway is scheduled for construction work to start early this year. This roadway will be extended from SC544 to SC 707, approximately 3.8 miles. This project will include a bridge over the Intercoastal Waterway. The projects completion date is sometime in the spring of 2017. The State Infrastructure Bank (SIB) is providing \$225 million, the American Recovery and Reinvestment Act (ARRA) \$10 million and the remainder coming from Earmark funds in the amount of \$2.4 million.



Hwy 501 undergoing a lane expansion project.



SC 707 will be widened from two lanes to a five lane curb and gutter roadway and is now in its pre-construction phase. With all right-of-ways acquired the project has moved into the preliminary work phase of clearing and grubbing and relocating utilities and signs. The section to be widened is from slightly south of Enterprise Road to US Route 17 in Georgetown. The addition of sidewalks will also be a part of this project. This projects funding of \$100 million—\$105 million is coming from Horry County local option sales tax funds.

For information about the many other road projects throughout the county, please contact us at 843-915-7896



Firearms Training and Sports Facilities

The lack of regulations pertaining to commercial outdoor Firearm Training and Sports Facilities (commercial shooting ranges) capable of hosting a wide variety of shooting sports and styles was first noted by Planning Commission in May, 2012. Absent regulation, Planning Commission recognized that such facilities could not locate in Horry County. Staff researched existing facilities throughout the State and concluded that a spectrum of services is available. From the simple pistol range to the complex multi-purpose “retreat”, South Carolina has multiple facilities both public and private. Nonetheless, few options exist in close proximity to the citizens of Horry County. An Ad Hoc Committee was formed to explore the issues and draft an ordinance unique to Horry County.

Staff contacted the Gun Owners of South Carolina, the State affiliate of the National Rifle Association (NRA) and spoke with the President regarding range management, shooting styles, various associated sports, government regulation, best practices, and model facilities. Additionally, staff procured the industry standard, the *NRA Range Source Book*, a 600+ page book of information and guidance for planning, construction and management.

The information was collected and presented to the Ad Hoc Committee, as well as a draft proposal outlining the conditions for establishing a facility in specified zoning districts. Over the course of several meetings, the Ad Hoc Committee reached consensus on a proposed ordinance

Since then, the ordinance has gone through a number of revisions as it worked its way through Committee. Staff has worked with a number of organizations including the NRA and SCDNR, and consulted with a local NRA Range Master, Ted Gragg, over the course of the past 6-months to finalize the language and intent of the ordinance. As a result, the ordinance became two; one dealing with zoning and the other establishing a technical review/permitting process.



Photo: Usashooting.org

The ordinances establish a means to develop and manage outdoor Firearm Training and Sports Facilities, allowing them as a Conditional Use in the FA, CFA, LFA, HI, AG2 and AG3 zoning districts.

The purpose of the ordinances is to allow for fluid design and open discussion based on specific site and situation. There are extensive variables to consider, and the ordinances are not written to address them through design criteria. Instead, the ordinances are intended to establish a review process wherein these variables are considered. This puts the onus of good site selection and design on the applicant, with the County being the “gatekeeper” through the technical review process. All design considerations will be determined during site planning by the applicant and review by the County.

Technical review by County Council is guided by the proposed permitting ordinance. County Council will follow a set of standards in which they consider site and situation, surrounding and adjacent land use profiles, availability and location of public infrastructure, public comments, and best practices as detailed by the NRA and National Shooting Sports Foundation (NSSF).

The zoning ordinance establishes operating standards and specifications to guide applicants. Here again the NRA and NSSF best practices are relied upon. Additionally, hours of operation are established as are requirements for commercial buildings and signage. Concealed Weapons Permit (CWP) facilities are exempt from the Council permitting process, and seasonal “turkey shoots” are exempt from all standards so long as Public Safety is notified prior to events

Applicants are required to consult the NRA Range Technical Team Advisors (RTTA’s) and/or NSSF Range Action Specialists (RAS’s) during the technical review process and prior to the issuance of a Certificate of Occupancy. These advisors have specific training in range planning and design. They are able to evaluate the merits of a proposal from the perspective of high velocity projectile containment and establish an opinion on the design of a facility with public safety in mind.

The ordinances are designed to allow flexibility and open conversation. Design standards are based on industry best practices and successful strategies for planning, construction and operation. The ordinances apply to those zoning classifications typically found in rural and suburban areas. More importantly, they address a growing desire and demand for safe expression of citizens 2nd Amendment rights.

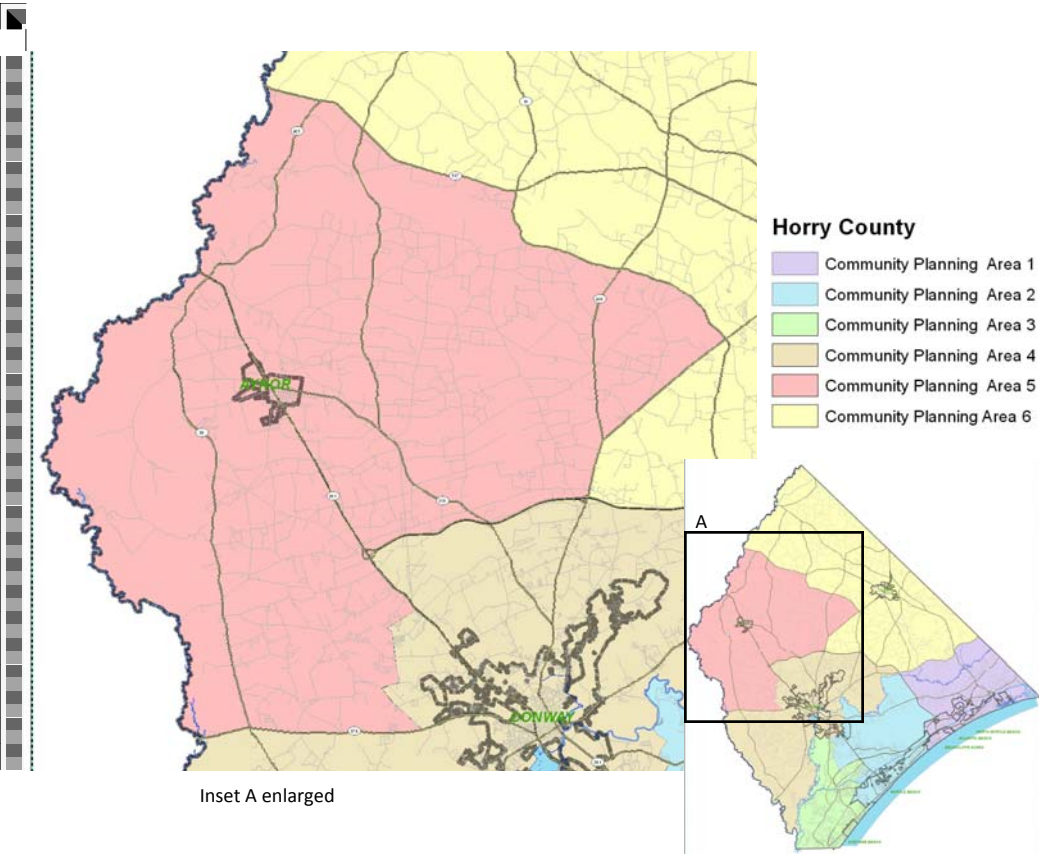
Community Planning Area 5

Community Planning Area 5 includes the communities of Aynor, Galivants Ferry, Cool Springs, Dogbluff, Jordanville, Joyner Swamp, Methodist Rehobeth, and Mill Swamp, as well as parts of the following communities; Adrian, Cedar Grove, Juniper Bay, Poplar Hill, Taylorsville, Bayboro, Live Oak, and Pleasant View. It encompasses an area of 250.19 square miles, and based on the 2010 Census, is home to 17,762 people. The following Horry County Councilmen represent Community Planning Area five: Jody Prince (District 10), and Al Allen (District 11).

Horry County assisted the town of Aynor with their 8th Avenue Streetscape. The County secured a grant for the project and did all the paperwork for phase one. Also in the Aynor area the Martin—Edwards Farm has been designated as a Century Farm. The farm was purchased in 1902 and had been owned by the family since then.

One last update about this area is the tenant for the spec building at Cool Springs. PTR Industries will employ gunsmiths, machinists, tool makers and engineers for their gun manufacturing business. The Planning Department is working with PTR Industries to get this business up and running in the near future.

Community Planner: David Schwerd, Principal Planner; Phone: 843-915-7896;
Email: schwerdD@horrycounty.org



Contacts for all Community Planning Areas:

• Planning Area One:

Adam Emrick, Senior Planner -
Phone: (843) 915-7897
Email:
emricka@horrycounty.org

• Planning Area Two :

John Danford, Senior Planner -
Phone: (843) 915-7909
Email:
danfordj@horrycounty.org

• Planning Area Three:

Leigh Wood, Senior Planner -
Phone: (843) 915-7034
Email:
woodL@horrycounty.org

• Planning Area Four:

Mary Catherine Cecil, Senior Planner
Phone: (843) 915-7891
Email:
cecilm@horrycounty.org

• Planning Area Six:

Lou Conklin, Senior Planner
Phone: (843) 915-7892
Email:
conklinL@horrycounty.org



The Horry County Parks and Open Space Board is currently working on updating the Natural Resources Element of the Horry County Comprehensive Plan. This element focuses on natural resource protection and management, open space conservation, and recreation. The board will have its next meeting on January 14th at 1 pm at the Horry County Government and Justice Building in Conway. The Parks and Open Space Board has five openings in County Council Districts 3, 5, 6, 9, and 10. If you or someone you know is interested in serving on this board, please contact Leigh W. Kane for more information at 915-7034 or woodL@horrycounty.org. For more information on this board, visit <http://www.horrycounty.org/Boards/ParksandOpenSpace.aspx>



Keep Horry County Beautiful has had a spectacular year with numerous beautification projects and 57 cleanup events to boast about. Year-to-date, over 700 Keep Horry County Beautiful volunteers have cleaned up over 24,000 lbs of trash and contributed over 2,300 volunteer hours! Together, volunteer groups are helping to protect our County's natural beauty by reducing litter. Keep Horry County Beautiful is currently working to establish a community service program for non-violent offenders involved in the Solicitor's Pretrial Intervention Program. If you are looking to have a positive impact on our county, consider establishing a community cleanup group or volunteer to supervise PTI clients in your community. KHCB is a subcommittee of the Parks and Open Space Board and is a local affiliate of Keep America Beautiful and Palmetto Pride. Contact Nancy Tindall for more information on how to get involved in beautifying our county: 843-915-7893 or tindalln@horrycounty.org. [Like us on Facebook](#) to get announcements about upcoming meetings and litter cleanup events.



The Horry County Board of Architectural Review

The Horry County Board of Architectural Review (BAR) & Historic Preservation Long Range Planner Adam Emrick working with the BAR has embarked on three big projects: the Patriot Tree Project, Kings Highway Restoration and the Legacy Business Recognition Project. The Patriot Tree Project has located twelve trees on the Upper Mill Plantation as the first trees to be QR coded. The Historical Society is researching the soldiers whose names will be attached to these trees. The Kings Highway Restoration will seek to restore the portion of the original 1735 Kings Highway that runs through Vereen Gardens by removing a chain link fence and other inappropriate additions and re-growing a natural vegetative canopy over the top. The Legacy Business Recognition Project will honor those businesses that have been contributing to the economic heritage of the County for 50 years or more. For more information about these projects or to contribute to them please contact Adam at 843-915-7897





Horry County Affordable and Workforce Housing Commission

The Horry County Affordable and Workforce Housing Commission sent a Resolution to County Council requesting the County enter into a partnership with the Low Country Housing Trust (LHT). The purpose of the partnership is to fund affordable housing development in the County and keep it moving forward.

Current demographic, economic and housing statistics reveal 40% of households in the County are considered low to moderate income; defined as 80% of less of Area Median Income, according to the latest figures available from the US Dept. of Housing and Urban Development.

The proposed partnership with LHT would drastically further the stated objectives of Council when it created the Housing Commission while simultaneously reducing administrative costs significantly. LHT has spent the past 9 years building its program. A partnership maximizes and leverages limited local resources while simultaneously creating efficiency in the delivery of a local housing trust, effectively creating an economy of scale. Additionally, the partnership would provide developers, builders and buyers with immediate access to the LHT loan pool. This loan pool could potentially leverage the County investment 4:1

2014 Meeting Calendar

<u>January</u>	<u>February</u>	<u>March</u>
2 Planning Commission; 5:30PM	4 County Council; 6:00PM	6 Planning Commission; 5:30PM
7 County Council; 6:00PM	6 Planning Commission; 5:30PM	10 Zoning Board of Appeals; 5:30PM
13 Zoning Board of Appeals; 5:30PM	10 Zoning Board of Appeals; 5:30PM	11 County Council; 6:00PM
14 Parks and Open Space Board; 2:30PM	18 County Council; 6:00PM	18 Board of Architectural Review; 2:30PM
15 Affordable Workforce Housing Commission; 1:00PM	18 Board of Architectural Review; 2:30PM	19 Affordable Workforce Housing Commission; 1:00PM
21 County Council; 6:00PM	19 Affordable Workforce Housing Commission; 1:00PM	25 Keep Horry County Beautiful; 2:30PM
21 Board of Architectural Review; 2:30PM	25 Keep Horry County Beautiful; 2:30PM	27 Planning Commission Workshop; 3:00PM
28 Keep Horry County Beautiful; 2:30PM	27 Planning Commission Workshop; 3:00PM	
30 Planning Commission Workshop; 3:00PM		

One last note:

New Planner Added to the Planning Staff

Mary Catherine Cecil has joined our team as a Senior Planner! Mary Catherine grew up in Conway and attended Clemson University where she received her BS in Design, as well as her Masters in Architecture. She has always been drawn to the correlation between architecture and community planning; her thesis was a study of the relationship of architecture with mapping, navigation, and wayfinding. While attending Clemson, Mary Catherine interned with the Clemson University Master Planning Department, where she gained experience in campus planning, architecture, and interior design. After graduating from Clemson, Mary Catherine worked in architectural firms in Charleston and Myrtle Beach, where she worked on the designs of educational facilities, commercial buildings, and residences. She is a registered architect in the State of South Carolina, and actively serves on the board of the Grand Strand Chapter of the American Institute of Architects as Secretary and Director of Professional Excellence. Along with her interest in design and the built environment, Mary Catherine also has a strong interest in community involvement, which led her to serve as a member on the Community Appearance Board for the City of Conway, as well as the Design Committee for Conway Downtown Alive. Mary Catherine hopes to apply her background, as well as her love and knowledge of Horry County, in her position as Senior Planner.