



Carolina Forest Civic Association Planning Academy

February 19, 2020

David Schwerd
Planning Director



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





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PROGRAM DATES:

OCTOBER 10, 2019:

Horry County Growth Patterns
History of Planning in Horry County
SC Planning Enabling Legislation
Role of the Planning Department
Boards and Commissions

NOVEMBER 14, 2019:

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

DECEMBER 12, 2019:

Transportation Planning
Capital Improvements Planning
The Official Map
Impact Fees, Development
Agreements, Special Tax Districts

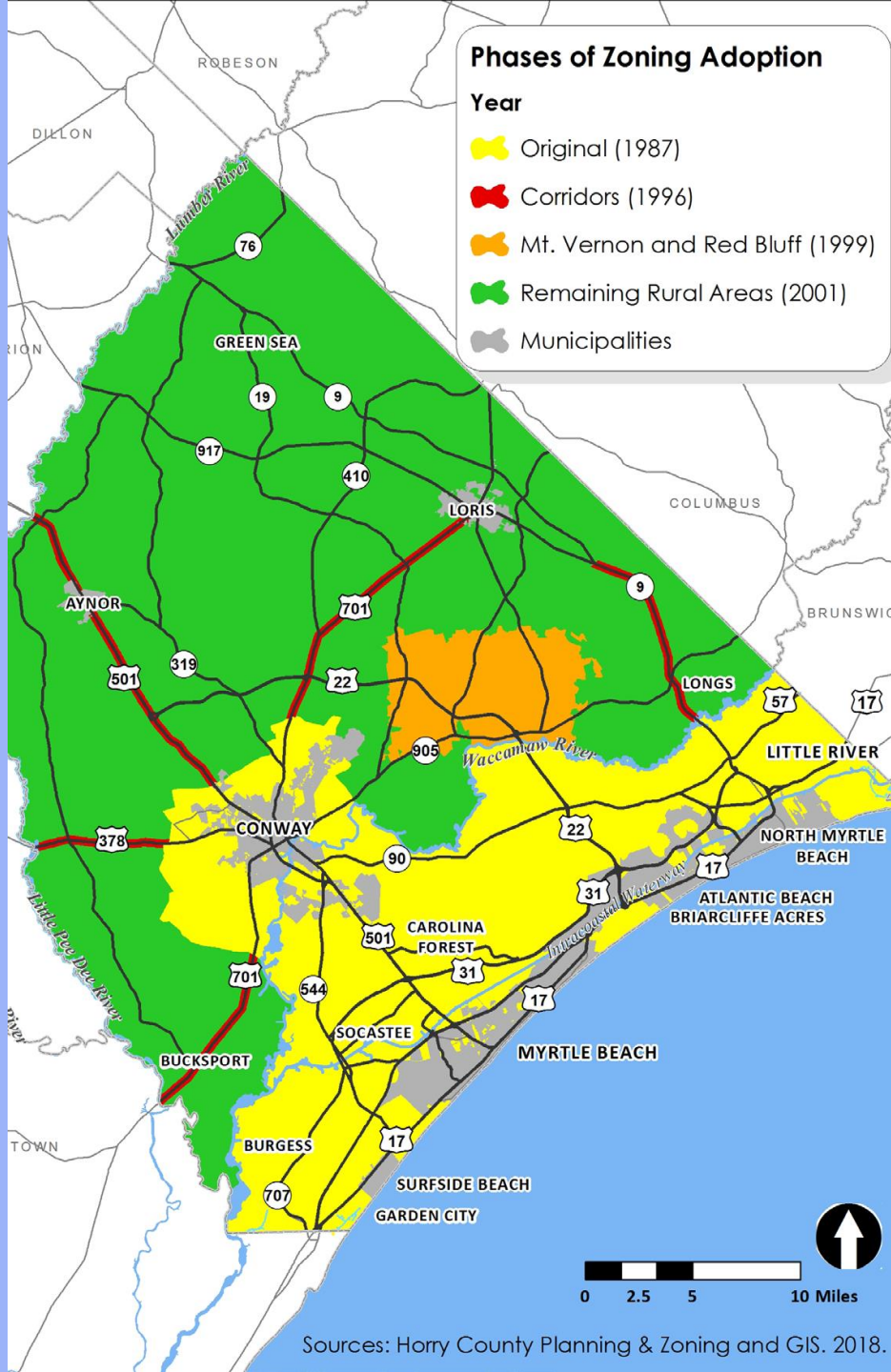
JANUARY 9, 2020:

Smart Growth
Infill Development and Redevelopment
Complete Streets
Community Planning Simulation Game

****Graduates will be announced at County Council after program completion****

SC Planning Enabling

- 1924 – SC adopted Municipal Planning Act allowing zoning
- 1942 – Planning and zoning authority extended to counties
- 1947 – Myrtle Beach enacted zoning
- 1994 – Planning Enabling Act (Merging Municipal and County Authority; Allowance for PDDs)
- 2007 – Amendments to include Continuing Education
- 2008 – Priority Investment Act to include capital needs in Comprehensive Plan, including transportation.



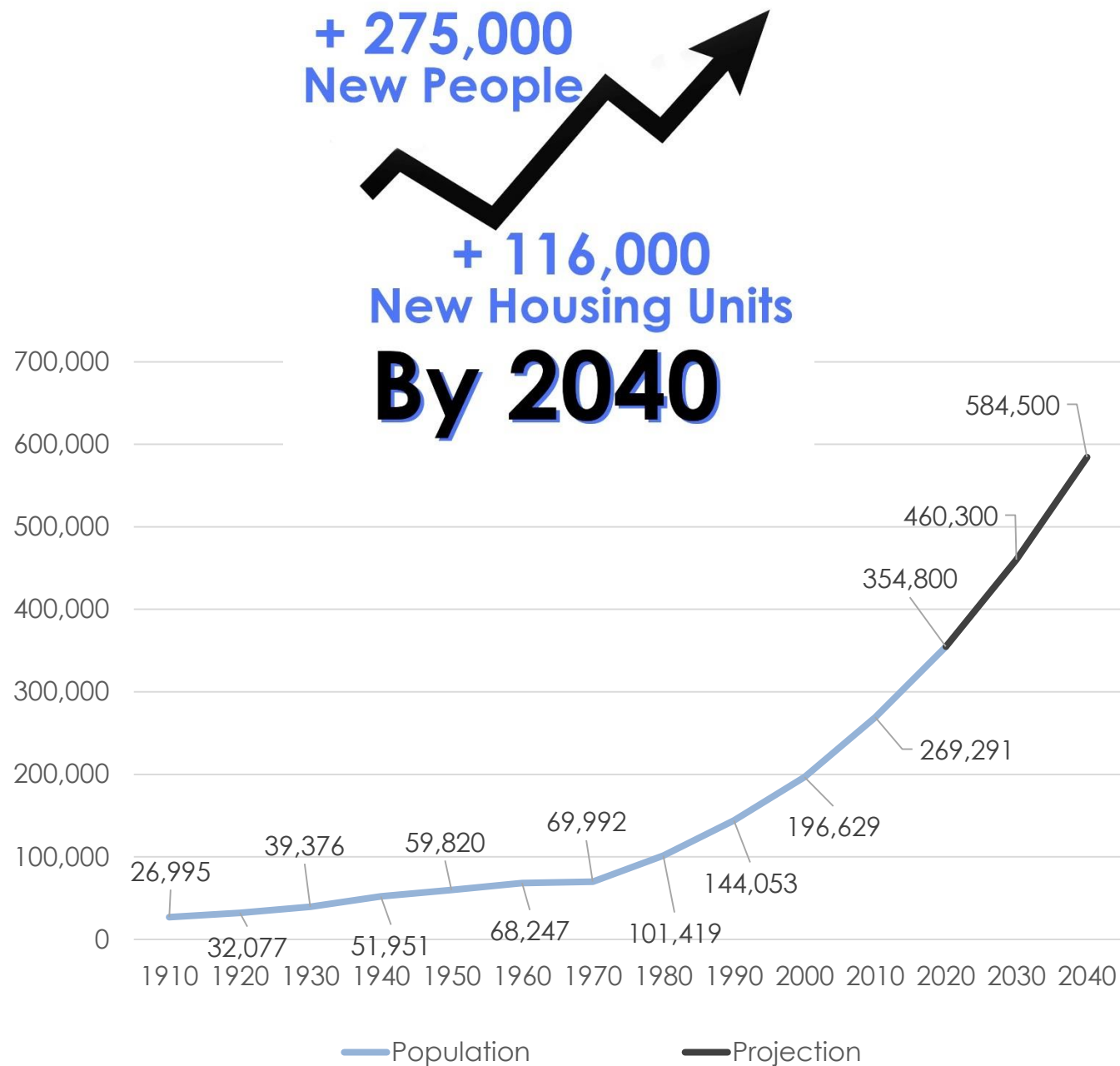
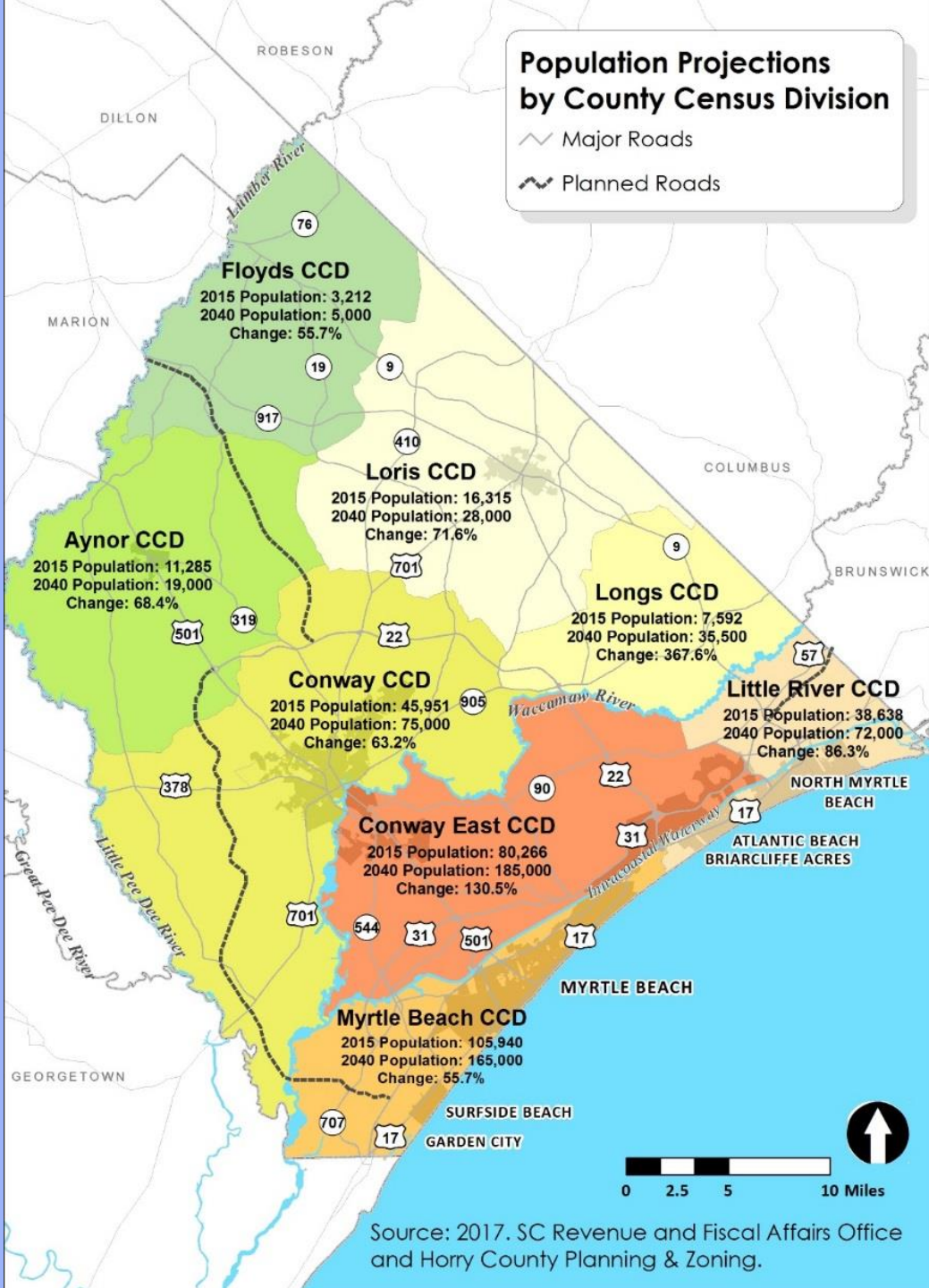
Planning in Horry County

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



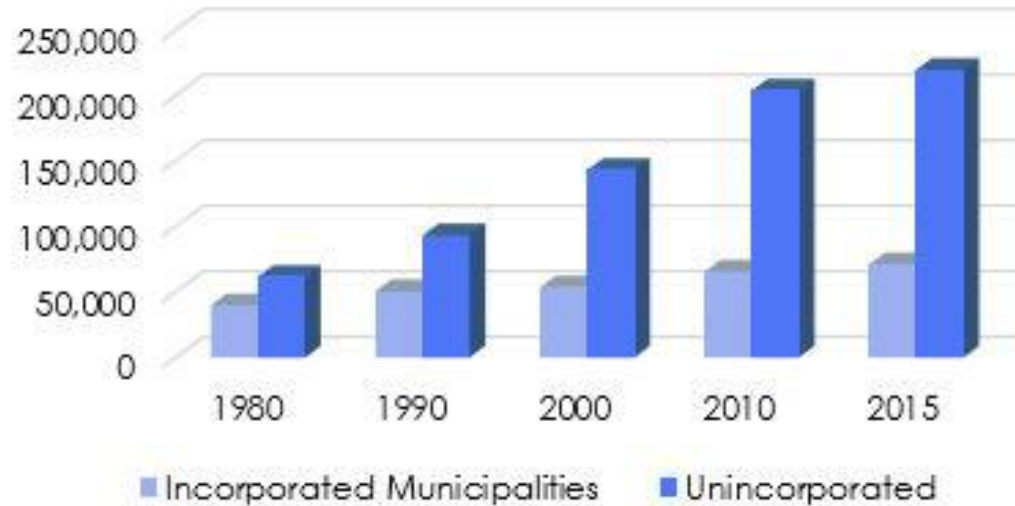
Horry County Growth Patterns

**Horry County Citizen
Planning Academy
October 10, 2019**

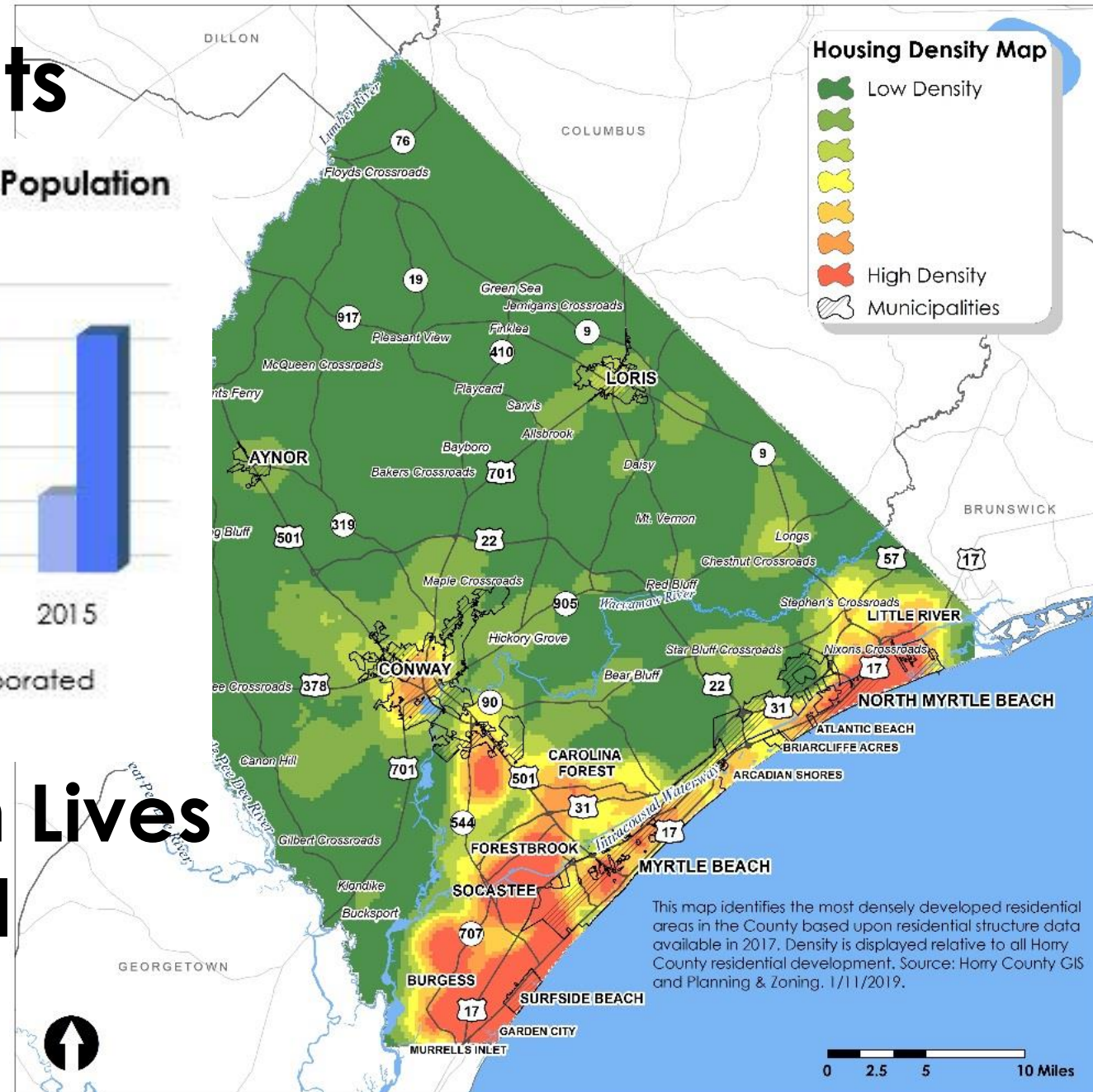


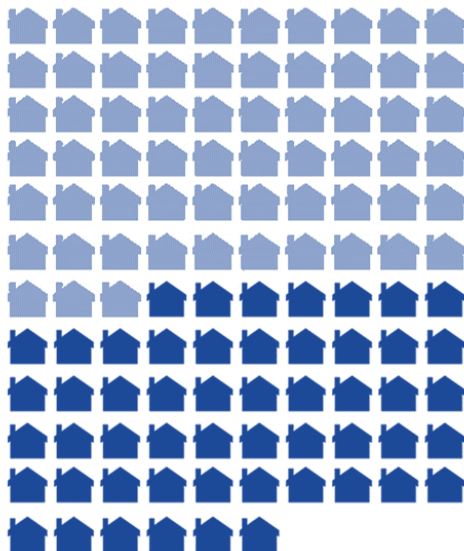
344,147 Residents

Incorporated vs. Unincorporated Population Growth, 1980-2015



75% of Population Lives in Unincorporated Horry County





116,160
Additional Units Needed

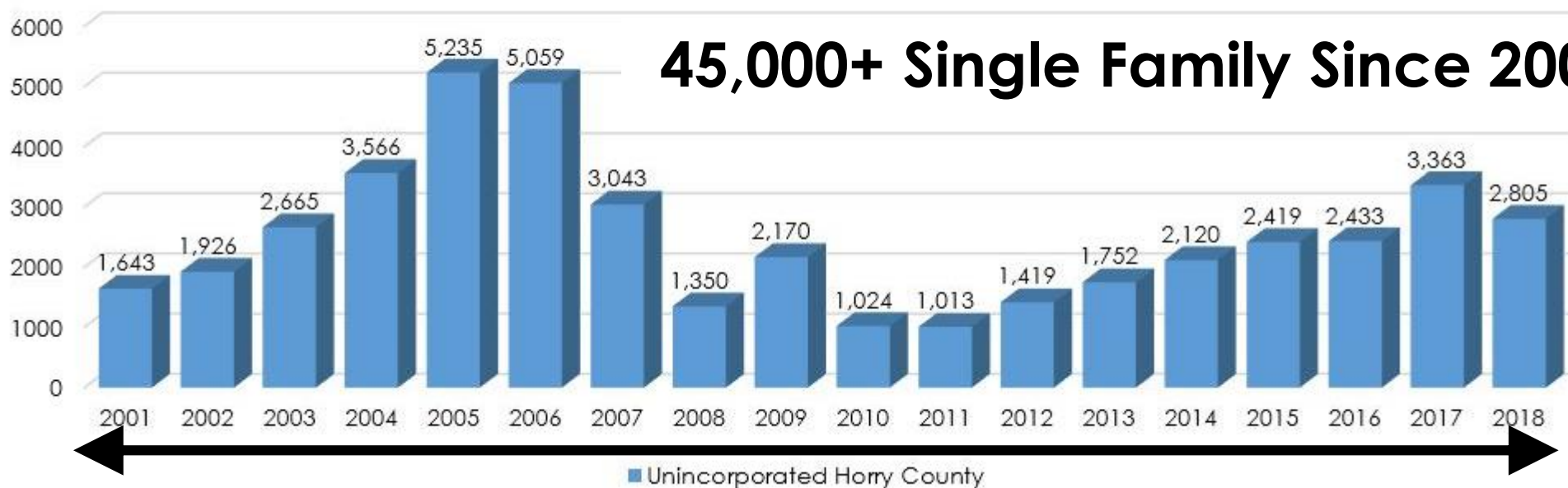
53,000
Already Approved

63,160
More Needed

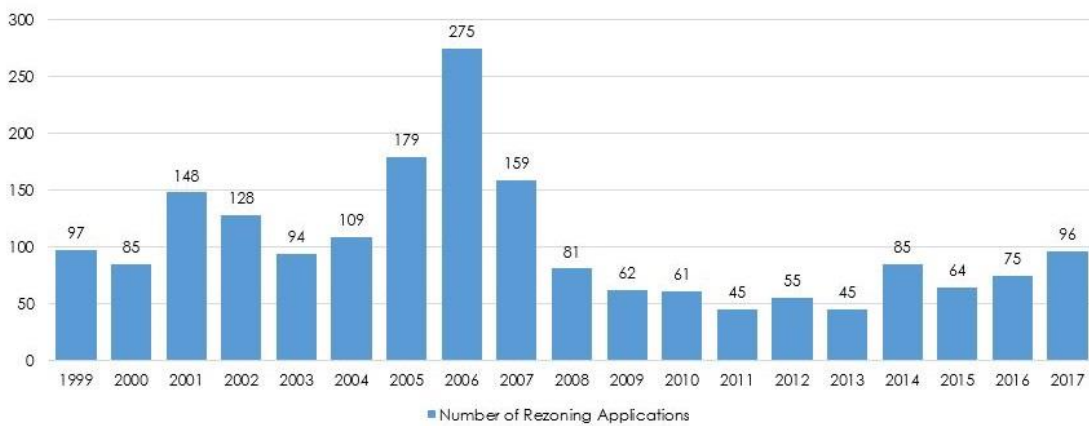
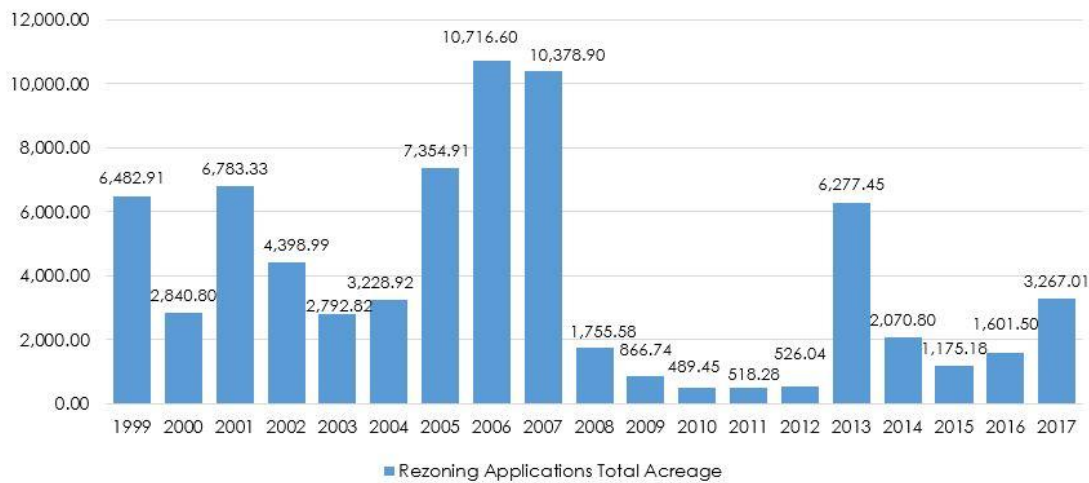


Image: Post and Courier

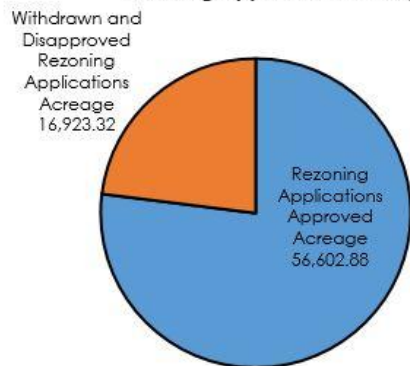
Annual Single Family Unit Permits, 2001-2018



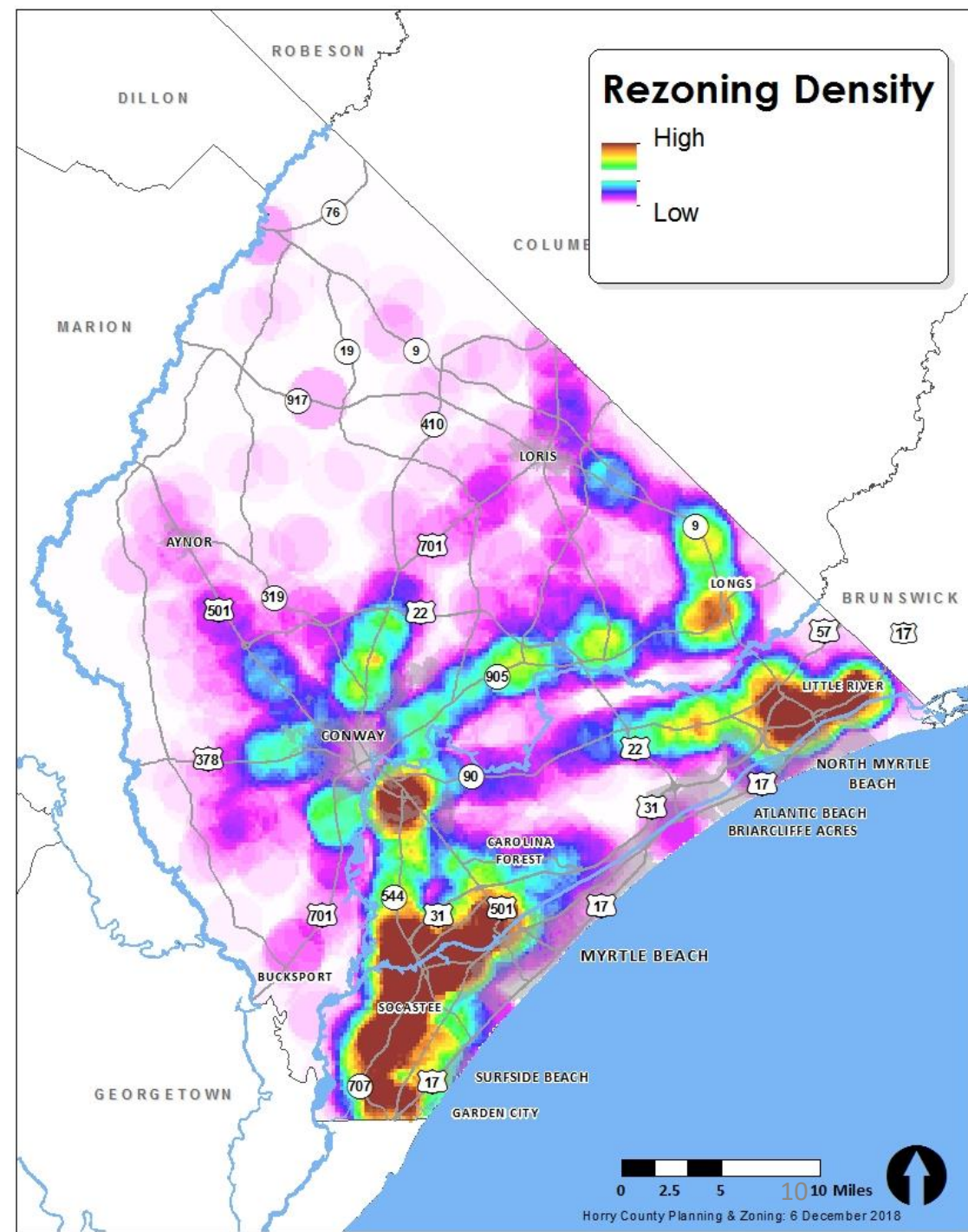
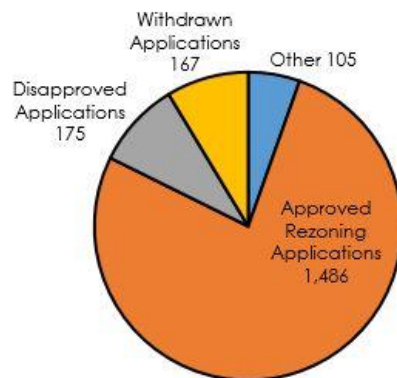
45,000+ Single Family Since 2001

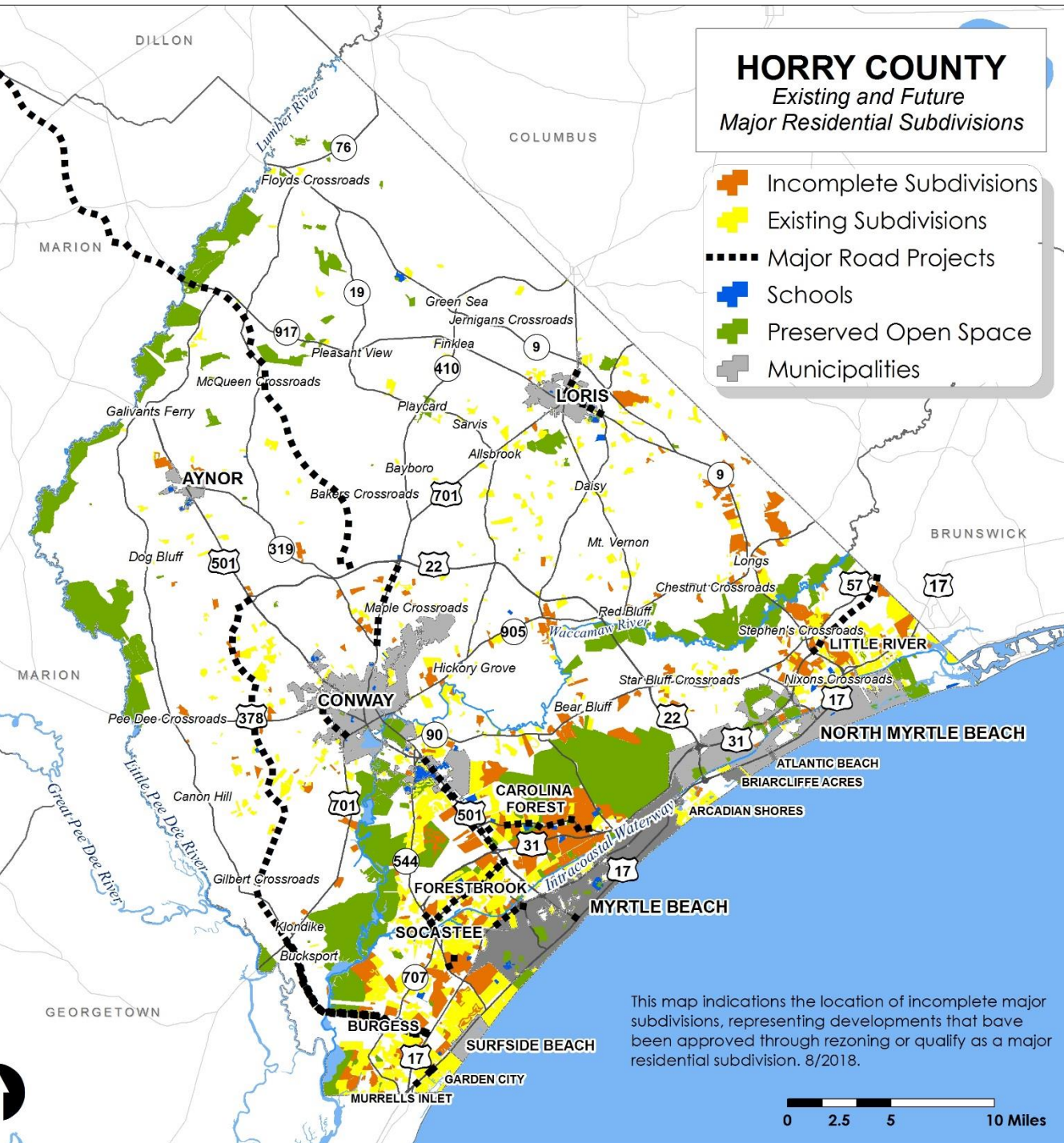


Rezoning Application Acreage



Rezoning Application Results



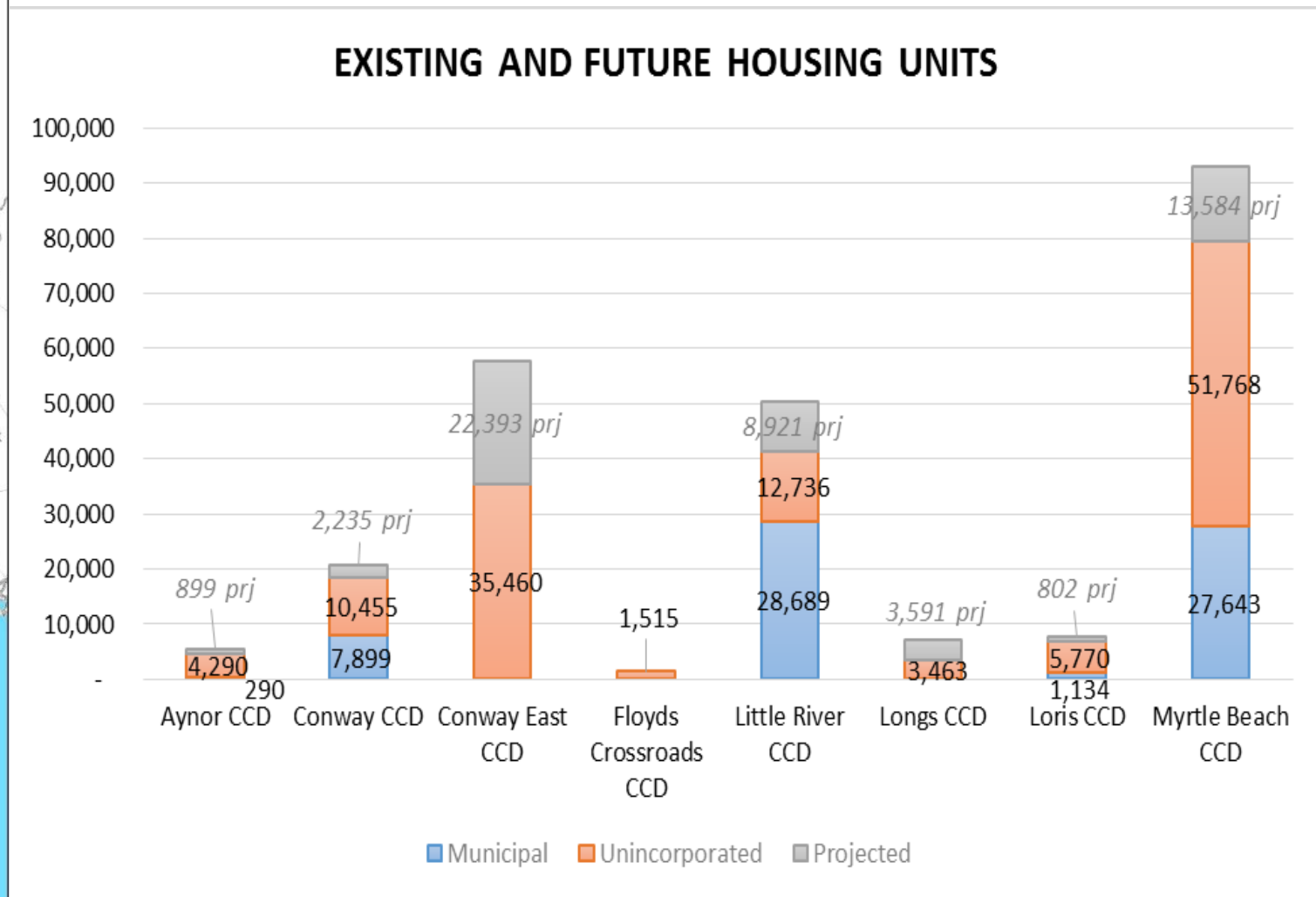
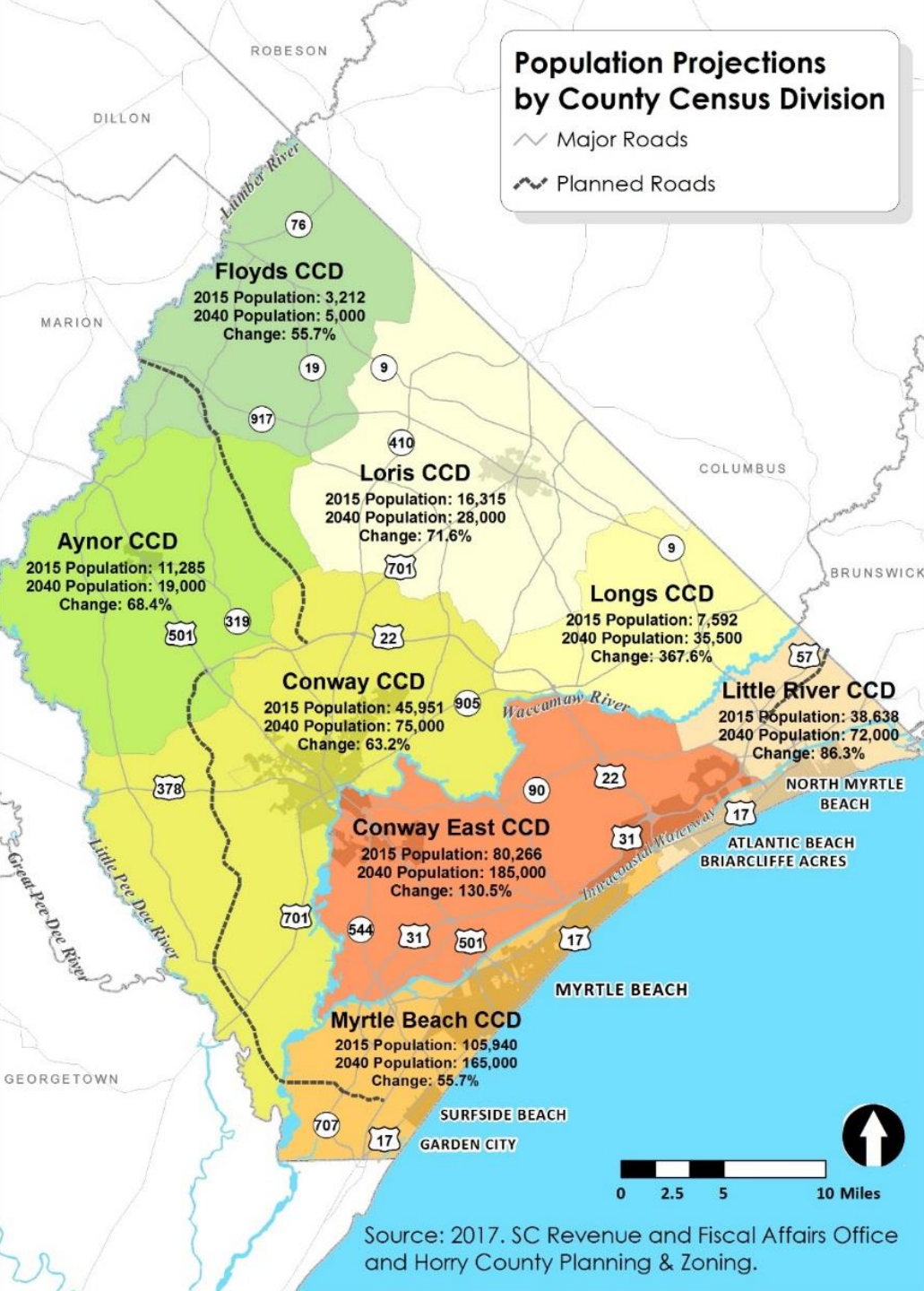


54,000 Units Allowed

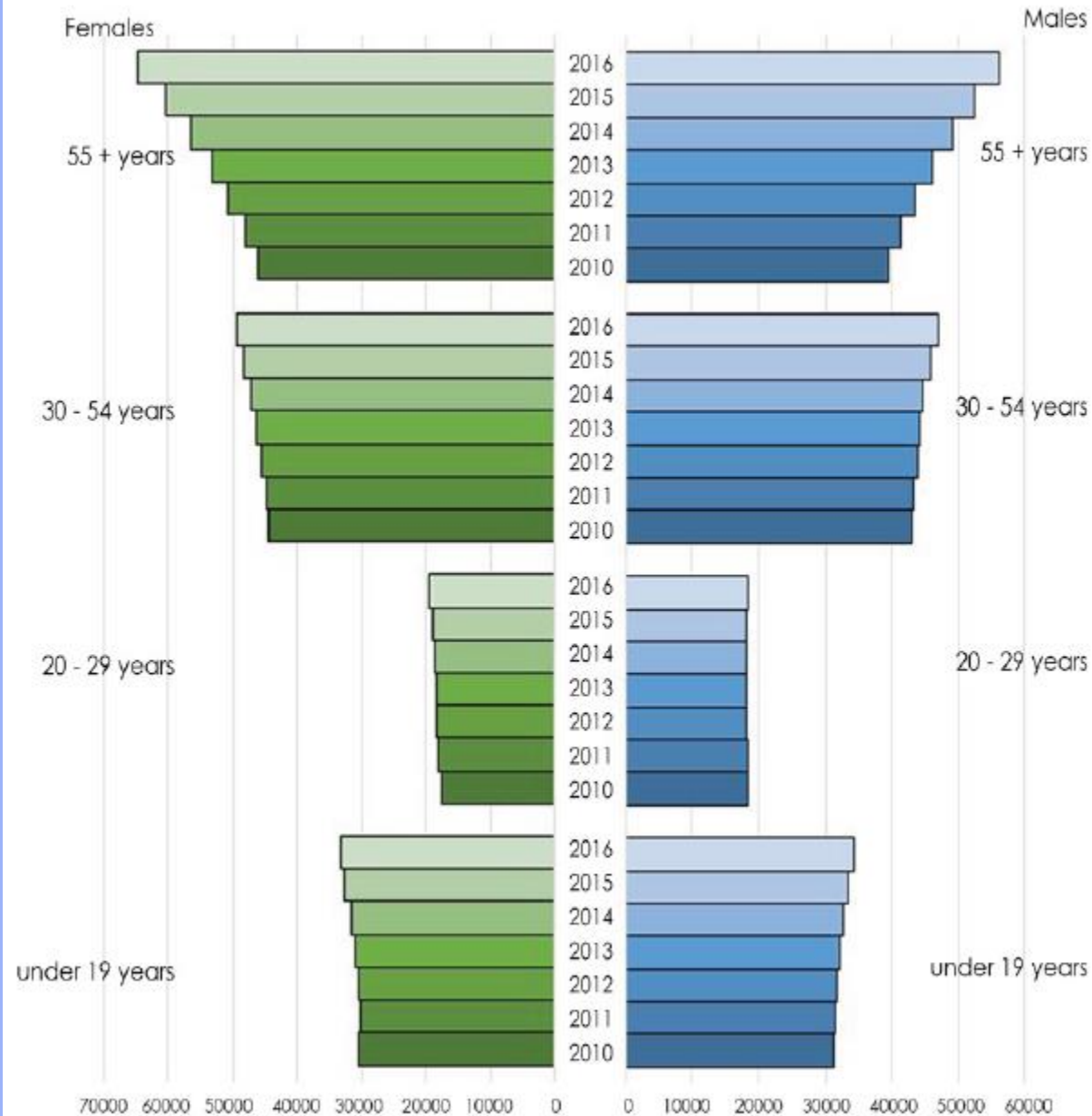
FY 2019

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

**2,967 Units
Constructed**



Change in Age and Sex Composition from 2010 to 2016



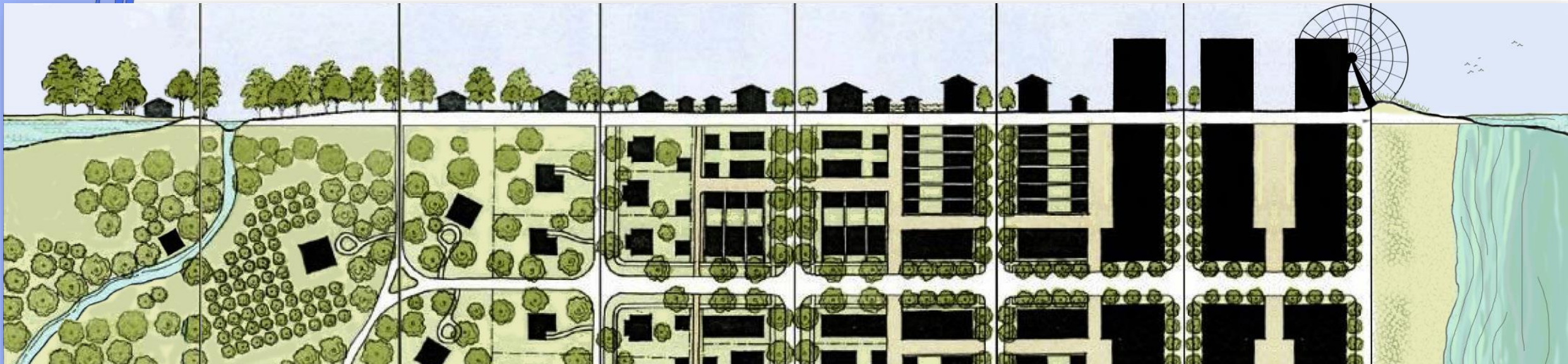
Source: American Community Survey, 2010 - 2016



37% 55 or Older



FUTURE *Land Use Strategy*



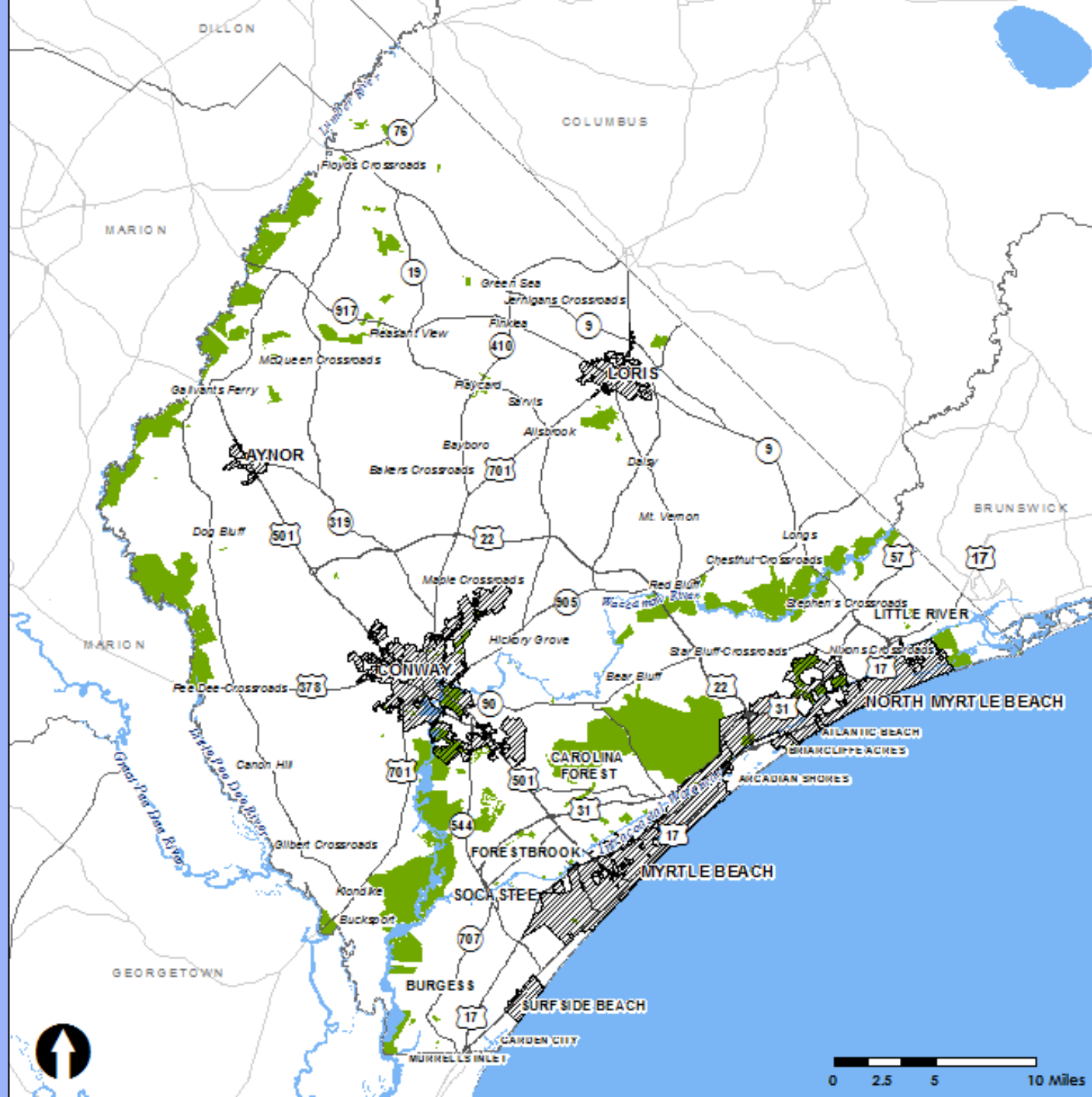
RURAL



SUBURBAN



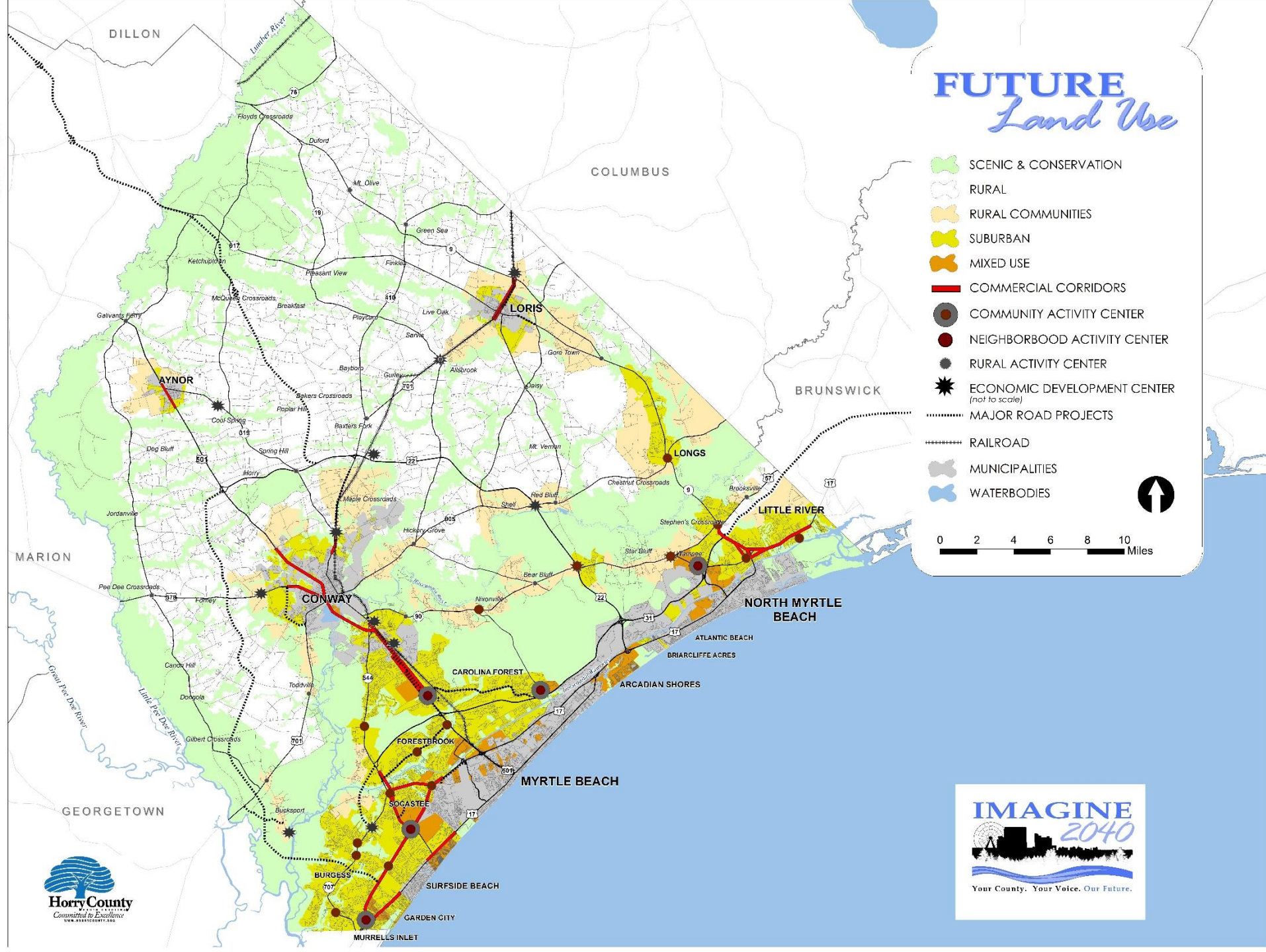
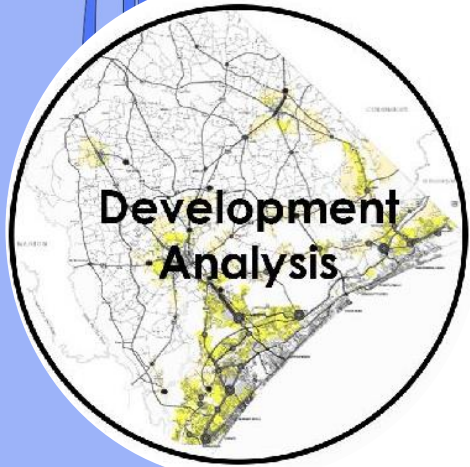
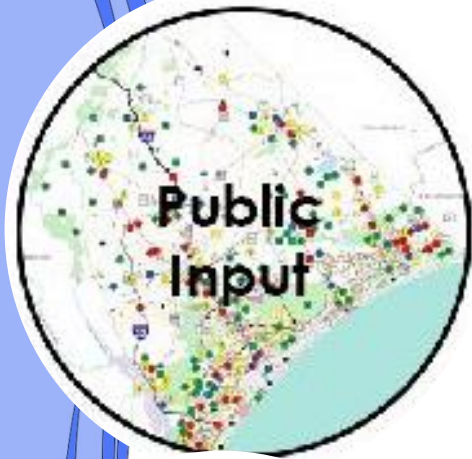
URBAN








Over 67,000
Acres of
Preserved Open
Space, including
more than
45,000 Acres of
Protected
Floodplain.

Future Land Use Analysis

- Existing development patterns.
- Forthcoming residential neighborhoods.
- Remaining developable land in growth areas.
- Area and Neighborhood Plans.
- Fire and EMS stations and planned projects.
- Roadway capacity and planned projects.
- Environmental constraints.
- Public input by geography of County.
- Consistency with Vision, Goals, Objectives & Strategies.



Land Use Definitions

		Description/Density		Special Notes
	Scenic & Conservation	≥ 5 acres+ or neighborhood open space		Floodplain, wetlands, poorly drained soils
	Rural	≥ ½ acre+	2 net units/acre	Farmland, Rural Large Lots
	Rural Communities	≥ 14,500 sf lot	3 net units/acre	10,000 sq ft with large amounts of contiguous open space preserved
	Rural Activity Center	1/8 mile radius, 1/4 mile across		Traditional Rural Crossroads
	Suburban	6,000 – 14,500 sf lots	3 – 7 gross units/acre	4,500 sq ft lots or in-common development
	Neighborhood Activity Center	1/4 mile radius, 1/2 mile across		Shopping Centers
	Mixed Use	> 7 gross units/acre		Vertical Mixing of Uses
	Community Activity Center	1/2 mile radius, 1 mile across 7 gross units/acre (2-5 Story Bldgs)		Regional Destination Vertical Mixing of Uses
	Commercial Corridor	Commercial Infill and Redevelopment		Existing Commercial Corridors
	Economic Development Center	Not recommended unless > 7 gross units/acre		Intended for Major Employers, housing secondary



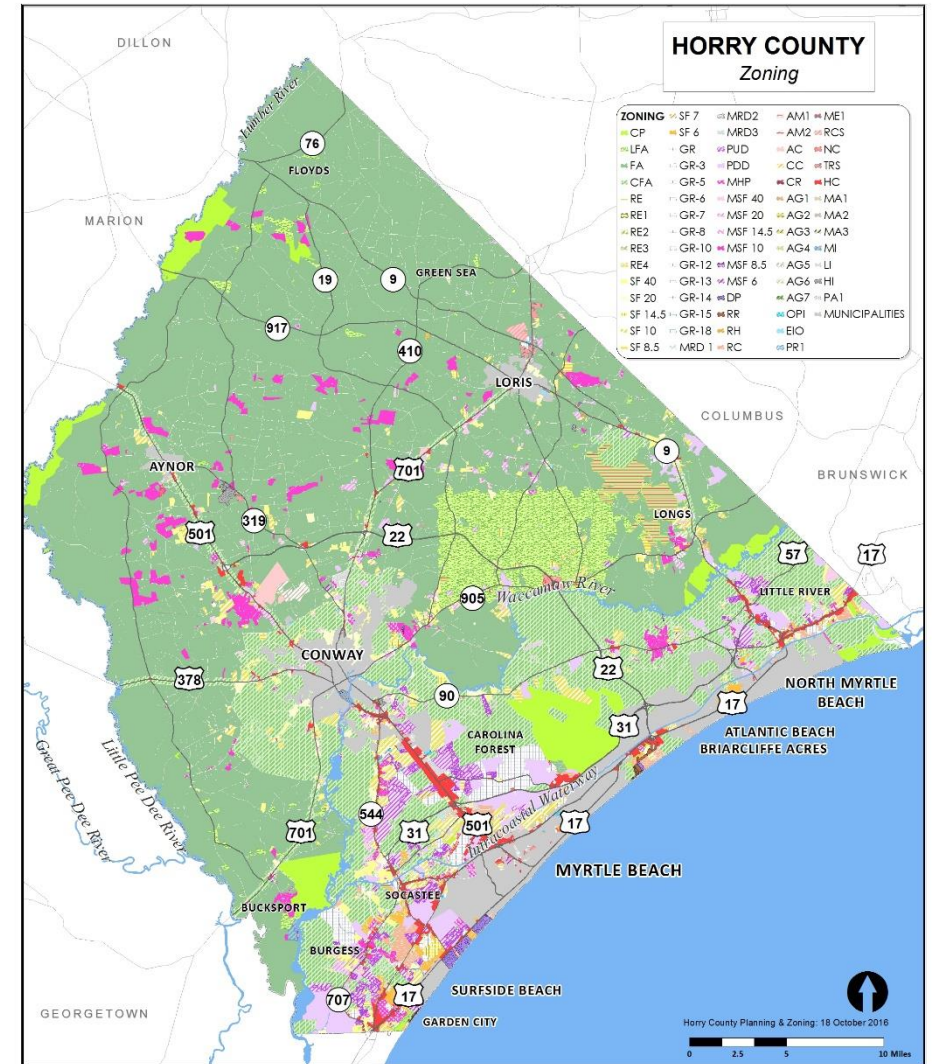
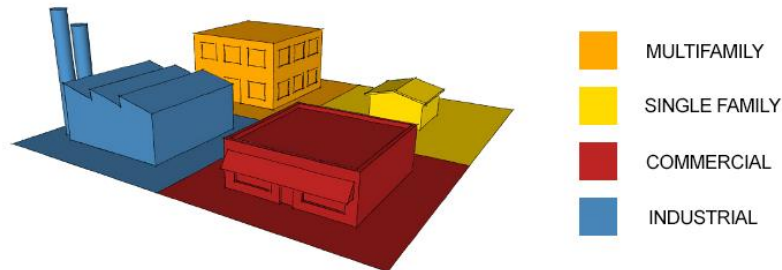
Understanding Zoning

Horry County
Citizen Planning Academy
November 14, 2019

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



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.

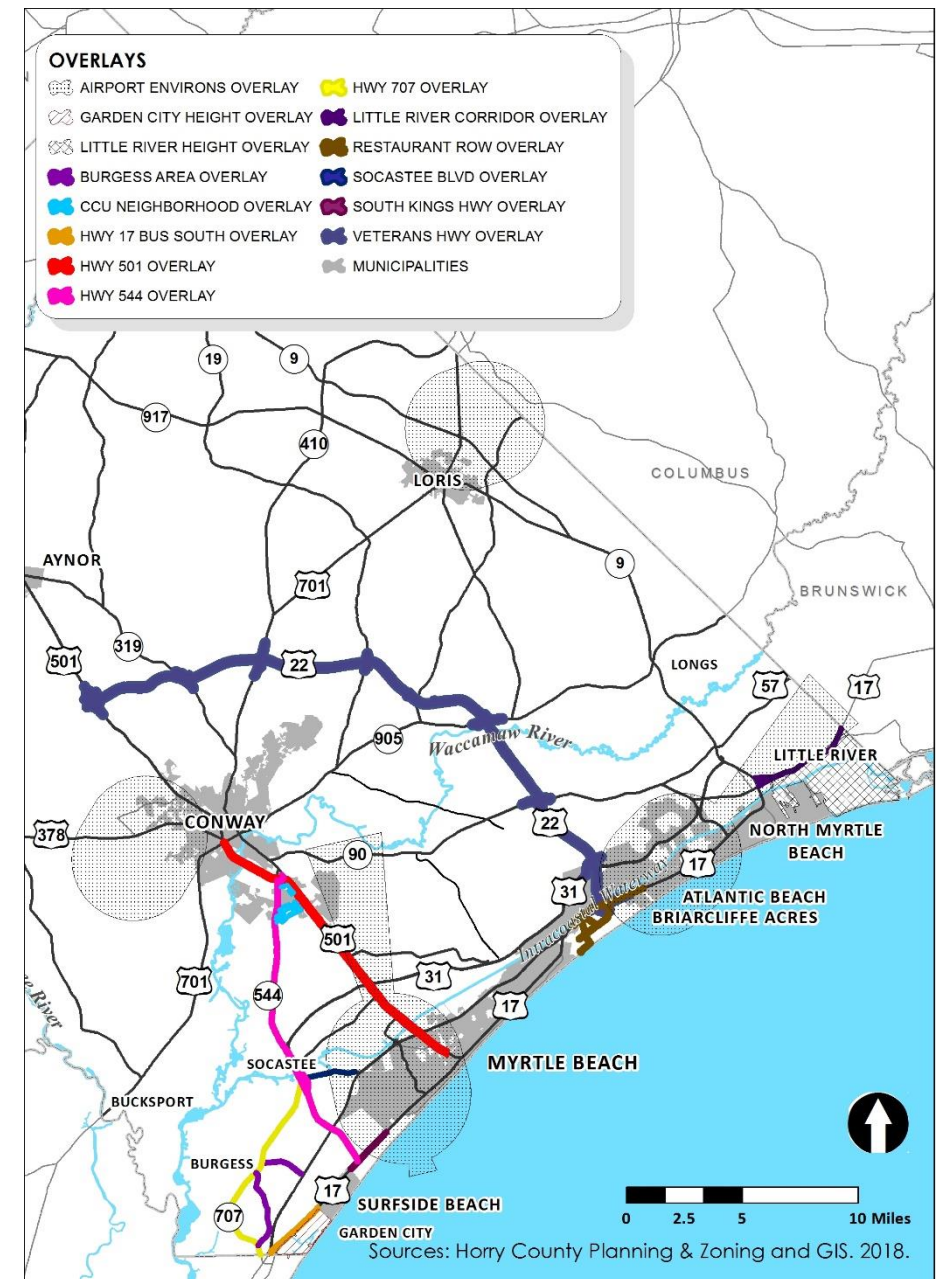


Saybrooke West PDD Example

[SC Comprehensive Planning Guide I-18]

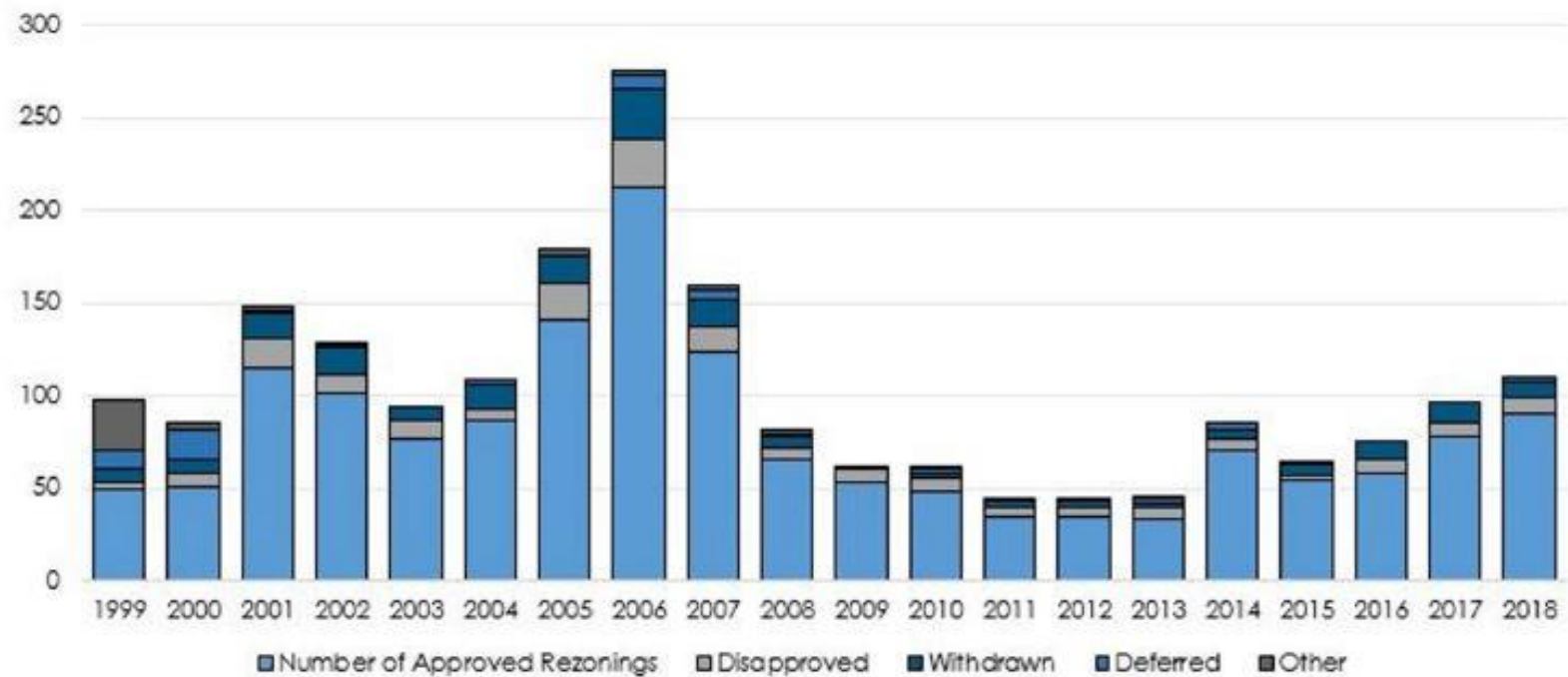
Overlays

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

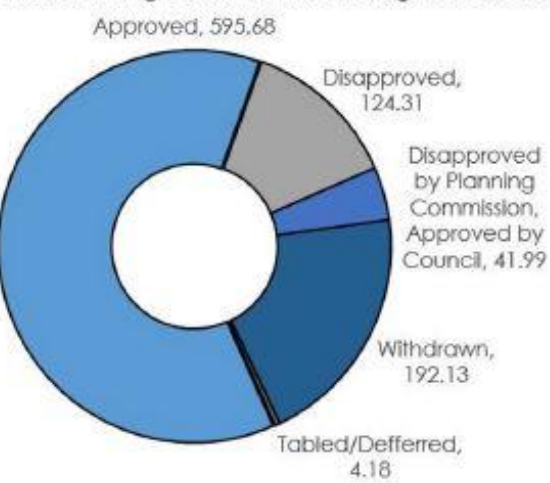


Current Planning & Zoning

Planning Commission Rezoning Cases, Annually 1999-2018



FY19 Planning Commission Rezoning Cases, Acreage



Total Acreage of
Planning Commission Cases **985.29**

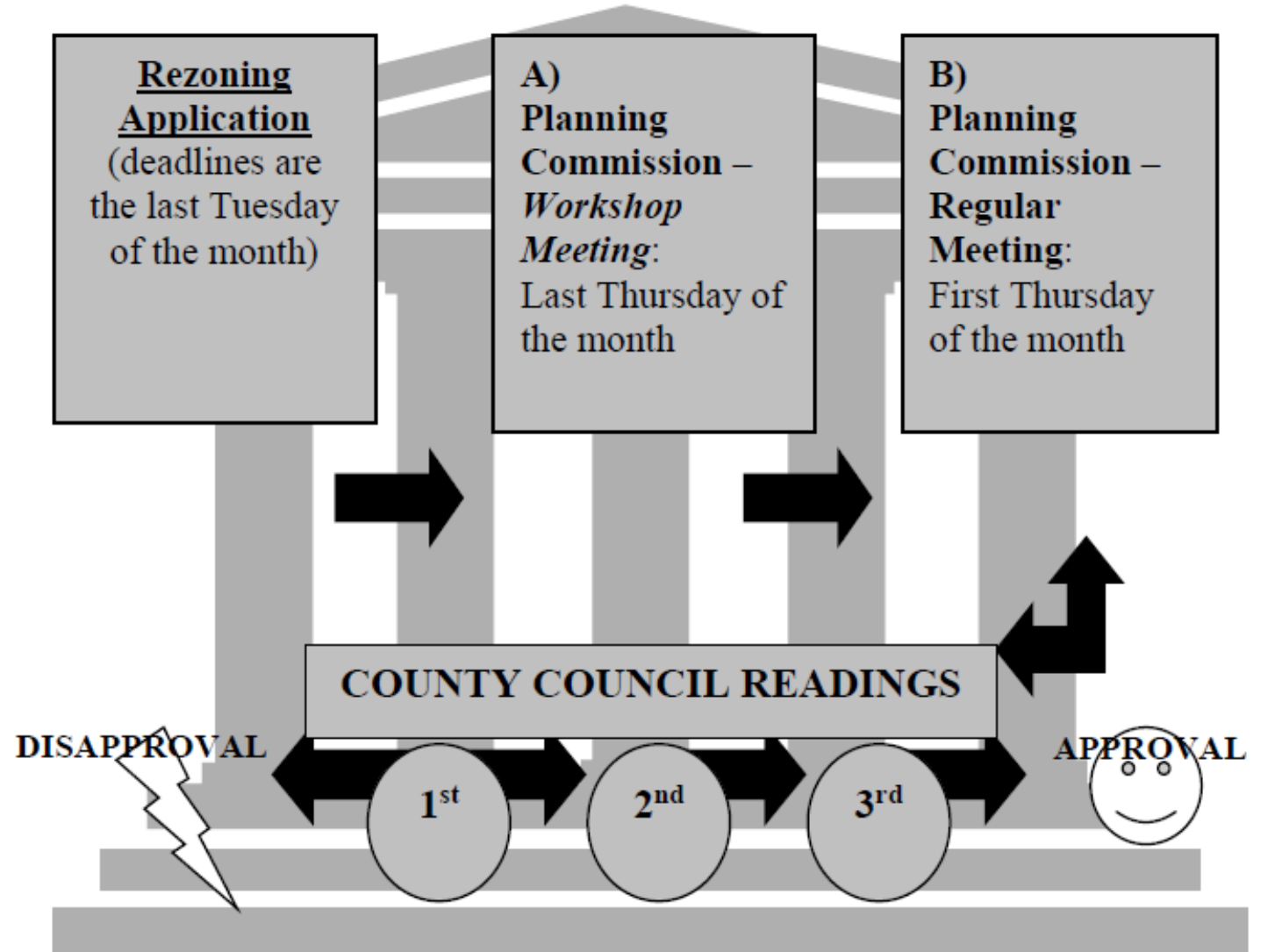
Rezoning Process

- 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.

Rezoning Process





REZONING NOTICE

- Newspaper - Public hearing shall be made at least fifteen (15) days in advance of the scheduled public hearing date.
- Property Posting. posted on or adjacent to the property affected with at least one (1) such notice being visible from each public road.
- Notification of Surrounding Property Owners. Property owners within 500 feet
- Registration to Receive Public Notice. Any organization or individual may register with the Planning Department to receive public notice by electronic mail

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?

Rezoning Review Sheet							
							
PROPERTY INFORMATION							
Applicant	James M. Wooten (843.692.3200)			Rezoning Request #	2015-10-006		
PIN #	31300000018			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		LOCATION INFORMATION		ADJACENT PROPERTIES			
Current Zoning	PDD	Flood and Wetland Information	Zone X	CFA	CFA	SF20 / CFA	
Proposed Zoning	PDD	Public Health & Safety (EMS/fire) in miles radius	2.27	PDD / PUD	Subject Property	SF6	
Proposed Use	Mixed Use	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			
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	
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

REZONING STAFF SHEET

Comprehensiveness

Is the change consistent with the Comprehensive Plan?

Reasonableness

- Will the change address a non-conforming use?
- Are there other adequate sites with the appropriate zoning for the proposed use?
- How does the project minimize or mitigate adverse impacts on the surrounding community and on necessary public safety services, infrastructure, and the environment?

REZONING STAFF SHEET

Character of Surrounding Community

- Is the change consistent with the surrounding land uses?
- Is the property within a municipal annexation area?
- Are there other properties in the same area that are already zoned to allow the same use?

Changing Conditions

- Have there been recent changes in public infrastructure that would support a change in the zoning, such as the completion of a road project, school, fire station, etc?
- Is there an economic development project that supports a change in the zoning or and surrounding zoning?

REZONING STAFF SHEET

Public Welfare

- Could the change result in an environmental justice issue?
- Will the change present a nuisance (light, dust, noise, airflow, smell) to the surrounding area?
- Will the change negatively impact the capacity of water & sewer system, schools, streets, or other public services and infrastructure?
- Are the cumulative infrastructure impacts of the proposed change, along with background growth occurring in the surrounding area, addressed in the submittal?

REZONING STAFF SHEET

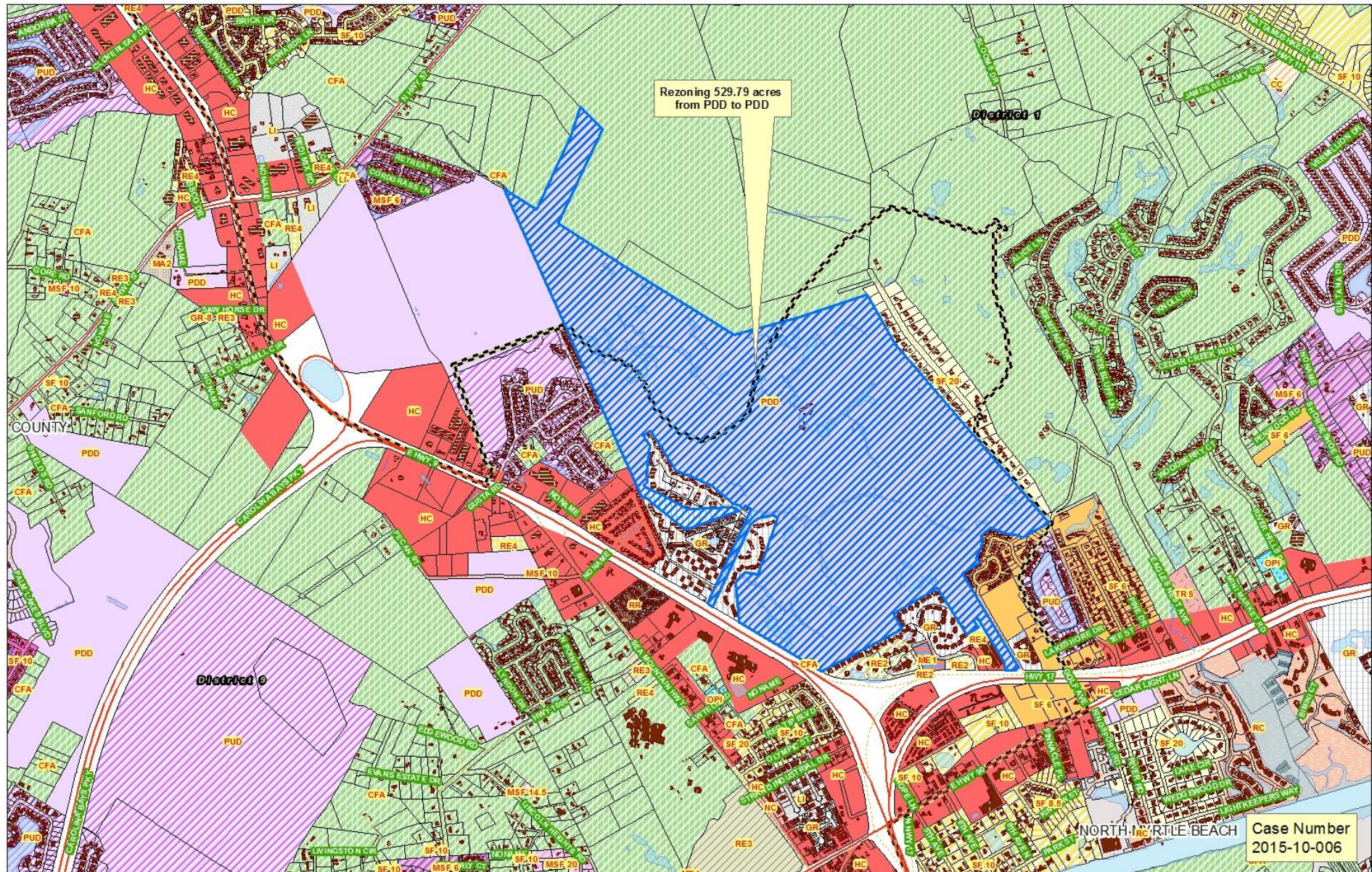
Public Safety

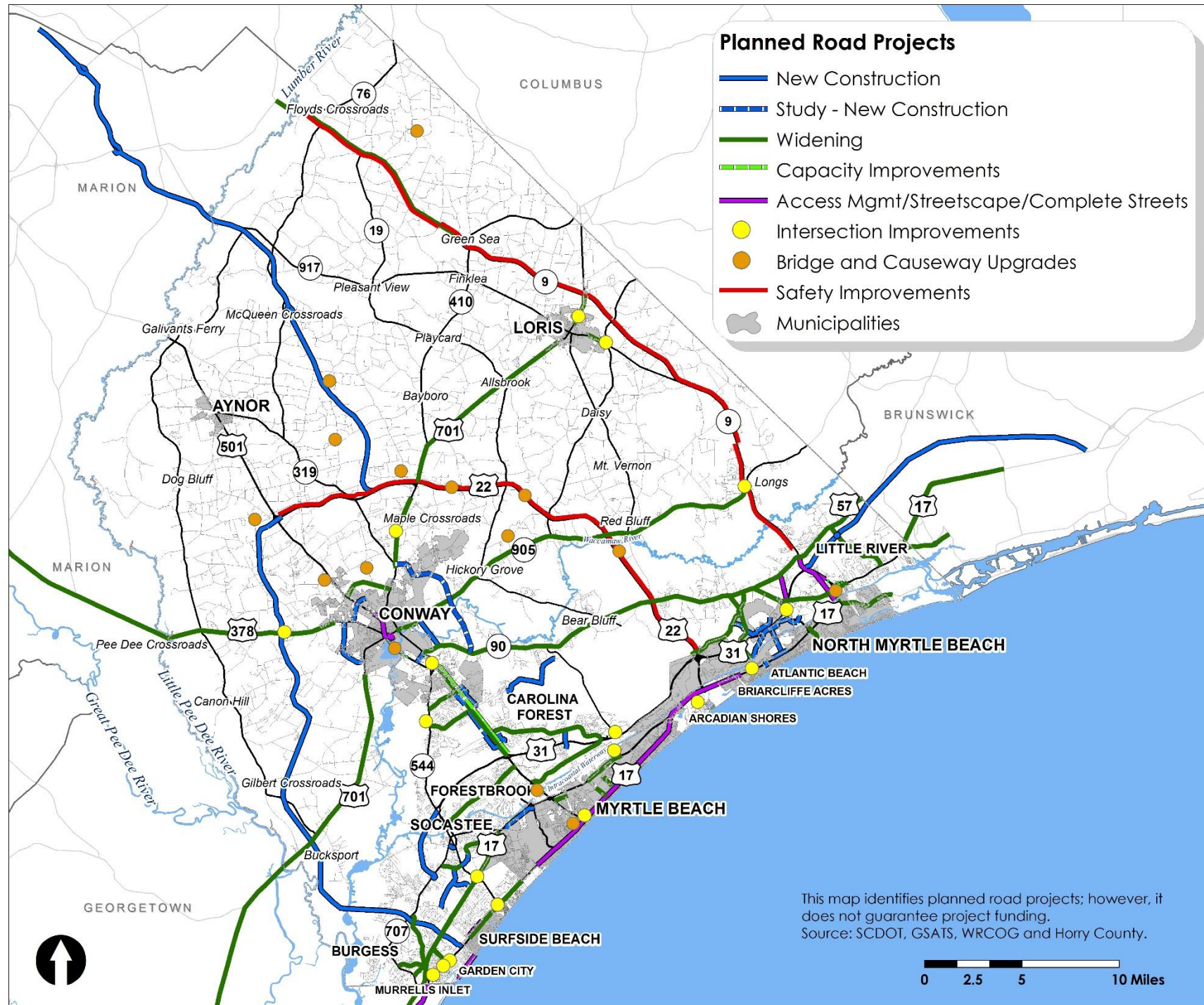
- Will the change place people and infrastructure in a hazard prone area?
- Can the regional stormwater drainage system support the change?
- Will the change impact significant hydrologic systems and connectivity?
- Will the change result in the creation of an ISO 10 area?

Environment (evaluated for changes in Scenic & Conservation)

- Will the change result in wetland fill?
- Will the change result in fill in the regulatory floodzone?
- Will the change impact an important habitat?
- Will the change adversely impact protected and endangered species?

EXISTING ZONING





The Horry Planner

WINTER 2020
VOLUME 9—ISSUE 1

The Quarterly Electronic Newsletter of the
Horry County Planning and Zoning Department

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Horry County Planning and Zoning Department

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



Citizen Planning Academy Graduates

On February 4th, Horry County Council recognized the 27 graduates of the inaugural Horry County Citizen Planning Academy. The program was developed to create citizen planners that can help shape the future of unincorporated Horry County. This intense four session program covered a variety of topics, including but not limited to, the history of planning in Horry County, planning authorities granted by the State, the rezoning process, land development, capital improvements planning and funding, and ways to guide quality growth. The program also conveyed how to provide public input and get involved in the planning process. Presentations were provided by members of the Horry County Planning & Zoning, Engineering, RIDE 3, Stormwater, and Finance departments. Because of the sheer demand for this program, Horry County Planning & Zoning Department will be offering the program again in the fall. We look forward to getting to know more members of the public and teaching them the ins and outs of planning and development. Congratulations to our first class of citizen planners!



Citizen Planning Academy Graduates for 2019-2020. Graduates pictured above from left to right: Councilman Orton Bellamy, Donald Ray Jr., Bob Ziegler, Betsy Fay, Bruce Donegan, Charles Wunder, Danielle Reed Eiler, Geo Robinson, Edna DeWitt, Janet Graham, Stephanie Hribar, Michael Ritchie, and Reverend Jerry Faulk. Additional graduates include: Sandra Barnhill, Natalia Birckett, Etta G. Carter, Michael N. Graham, Audrey Hudson, Steven Janes, Stanley Janiak, Jason Jones, John Heter, Thom Mezzapelle, Rich Montgomery, April O'Leary, Julinna Oxley, and Jennifer Walters.

BOARDS AND COMMITTEES



The Horry County Planning Commission generally holds one Workshop and one regular Meeting each month. Workshops are held at 3:00 pm and regular Meetings are held at 5:30 pm. All Planning Commission Workshops and Meetings are held in the Multi-purpose Rooms of the Government and Justice Center in Conway. All interested citizens are invited to attend. Public hearings and opportunities for Public Input are held during Planning Commission Meetings. For more information, please call the Planning Department at (843) 915-5340 or visit <https://www.horrycounty.org/Video/Planning-Zoning>



The Horry County Zoning Board of Appeals holds all meetings at 5:30 pm in Multi-purpose Room B of the Government and Justice Center in Conway. All interested citizens are invited to attend. For more information, please call the Planning Department at (843) 915-5340 or visit <https://www.horrycounty.org/Video/Planning-Zoning>



The Horry County Parks and Open Space Board's next meeting will be on March 10th, 2020 at 12:00 p.m. at the Horry County Government and Justice Building in Conway. The Board currently has an appointment opening in District 5. The Board has begun the process of updating the Parks and Open Space Plan. For more information, please contact Ashley Cowen at (843) 915-7894 or CowenAshley@HorryCounty.org or by visiting <http://www.horrycounty.org/Boards/ParksandOpenSpace.aspx>



Keep Horry County Beautiful meets the 4th Tuesday of most months at 11:30 a.m. in the Horry County Government and Justice Building in Conway. There is no February meeting due to the Annual Litter Index on February 25th. The next meeting is a Litter Coordinators Meeting on March 24th, 2020. The public is invited to attend. KHCB is always seeking community cleanup partners. If you would like to adopt a road or park in your community, or for more information, please contact Katie Moore at (843) 915-8731 or Moore.Kathleen@HorryCounty.org.



The Horry County Board of Architectural Review & Historic Preservation (BAR) The next meeting is on Tuesday, February 18th, 2020 at 2:30 p.m. at the Horry County Government and Justice Center in Conway. The BAR is currently working to update the BAR Zoning Ordinance XVII and the Boards By-Laws. They are also working to schedule a Legacy Business Recognition with Palmetto Farms. For more information on any of the BAR's projects or if you have a property that you think may be eligible for the Horry County Historic Register, contact Lou Conklin at (843) 915-7892 or email at conklinl@horrycounty.org.