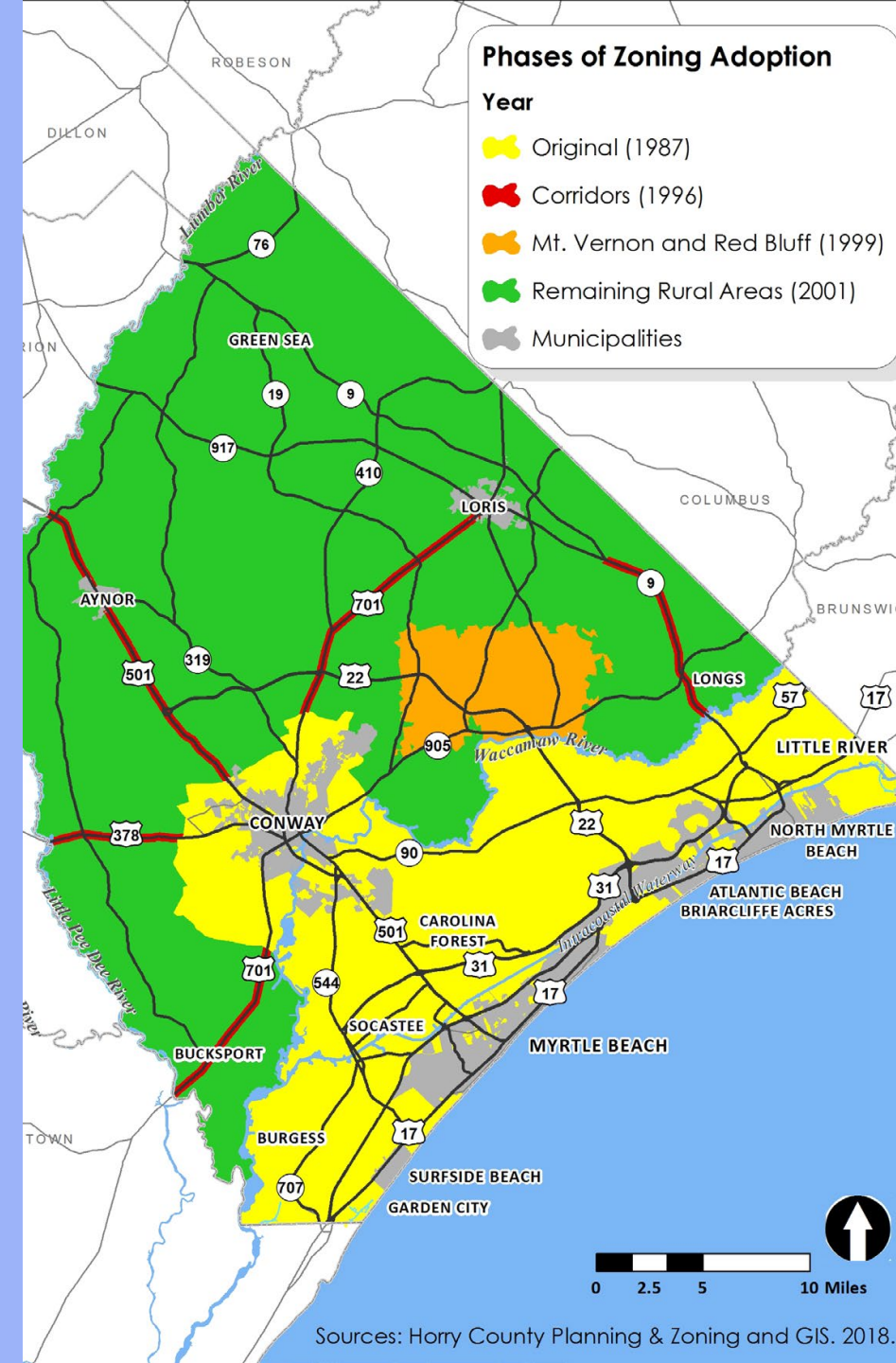




Carolina Forest Civic Association
September 21st, 2022

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



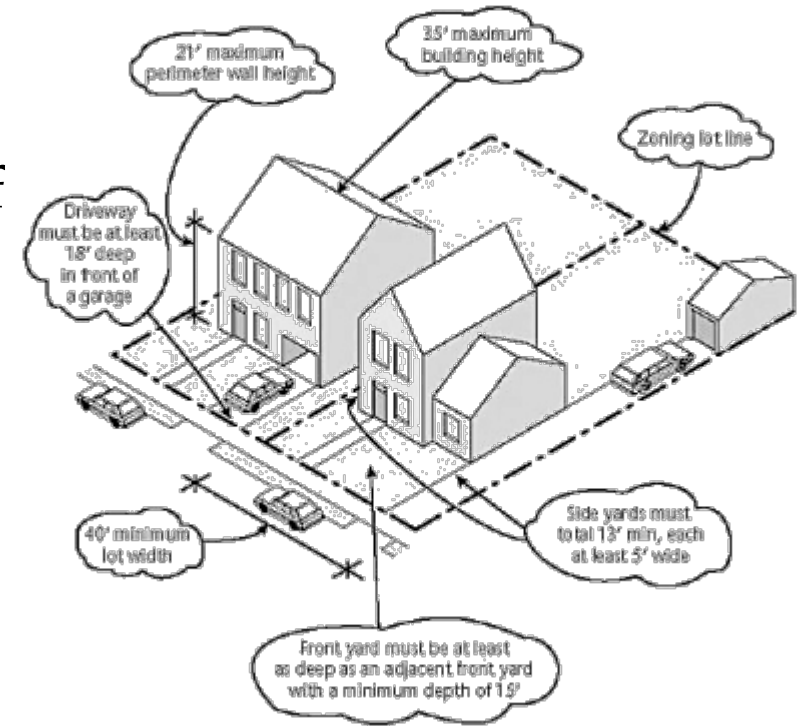
Role of Zoning

- 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.

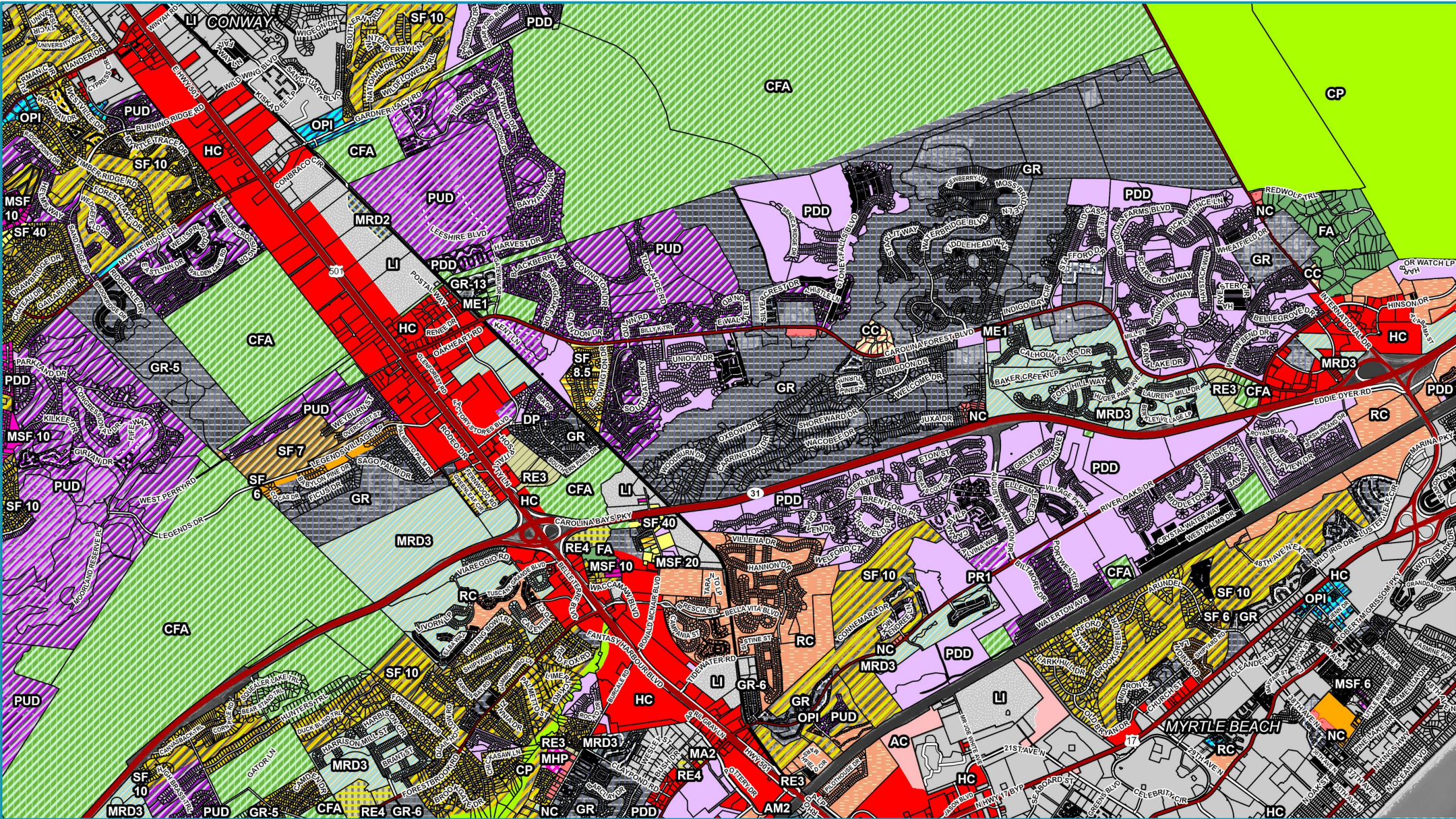
Zoning Authorities

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;



[SC Comprehensive Planning Guide I-16]



Carolina Forest Zoning

- Parcel Land Records
- Municipalities
- Major Roads
- Road Centerlines
- Railroad

HC Government

0 1/2 1 Miles

Map created 9/21/2022
Data up-to-date as of 9/20/2022

Rezoning Process

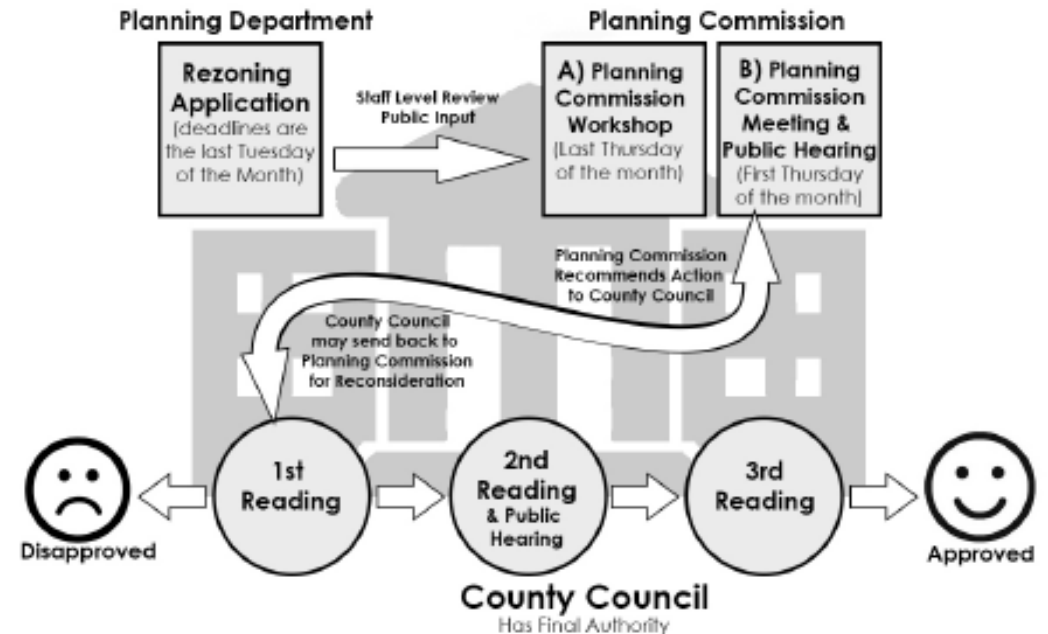
- Applicant submits application and pays fee.
- Fee varies from \$250 for most up to many thousands for larger Planned Developments.
- 90-120 Day Process.
- Property is posted.
- Neighbors are notified.
- Public Hearing notice is placed in the paper.



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.

SUBMITTAL DEADLINE	PC WORKSHOP ¹ (3:00 pm Meeting)	PC PUBLIC HEARING (5:30 pm in Meeting Rm B)
November 24, 2020	December 2020 – No Workshop	January 7, 2021
December 29, 2020	January 28	February 4
January 26	February 25	March 4
February 23	March 25	April 1
March 23	April 29	May 6
April 27	May 27	June 3
May 25	June 24	July 8*
June 22	July 29	August 5
July 27	August 26	September 2
August 24	September 30	October 7
September 28	October 28	November 4
October 26	November 24*	December 2
November 23	December 2021 – No Workshop	January 6, 2022



Rezoning Application



HORRY COUNTY REZONING PROCEDURES

HORRY COUNTY PLANNING & ZONING 1301 2nd AVE. SUITE 1D09 CONWAY, SC 29526
PHONE: 843.915.5340 FAX: 843.915.6341

- All rezoning requests must be submitted in person to the Planning Department at 1301 2nd Avenue, Suite 1D09, Conway, SC or digitally to ZoningApplications@horrycounty.org. All rezoning fees must be submitted in person. The standard rezoning fee is \$250. For PDD rezoning fees, please contact the department.
- A complete application must meet the requirements of the Horry County Zoning Ordinance. See page 3 of this packet for the standard submission requirements. All PDD, MRD, and Major Residential (10 lots or more) rezoning requests, including major amendments, also need to include the submission requirements as defined within Table 1 herein. All rezoning requests within the Scenic & Conservation Future Land Use Area, as identified within the IMAGINE 2040 Comprehensive Plan, are required to submit additional information as indicated in Table 2 of this packet.
- A pre-submittal meeting with the County Planning Department is recommended for all rezoning requests. It is required for all PDD requests and highly recommended for all MRD requests in order to ensure all requirements are met prior to submission.
- Applicants or their representative may choose to request a Future Land Use Map Amendment at the same time of their rezoning submission, if they feel the requested zoning is inconsistent with the Horry County Comprehensive Plan.
- Submittal deadlines and dates for the Planning Commission Workshop and Public Hearing are available on the next page.
- Incomplete applications will not be accepted.**
- Planning Commission will generally hold a Workshop on the last Thursday of the month to become familiar with rezoning request and to ask questions of the applicant and staff.
- A public hearing is held the first Thursday of each month by the Planning Commission to consider each rezoning request. The Planning Commission makes a recommendation as to whether the property should be rezoned. Their recommendation is then forwarded to the Horry County Council for action.
- The Planning Commission may defer a rezoning application and place it on the following month's agenda if the applicant or a representative is not present at the Workshop and Public Hearing meetings. After two (2) such deferrals, the application shall be deemed withdrawn.**
- County Council holds three readings for each rezoning request following the Planning Commission recommendation. County Council's second (2nd) reading of the request is generally a public hearing where public input is accepted. Third (3rd) reading is the final reading at County Council, and the rezoning is complete.
- If at any time County Council votes to disapprove a request, the application is denied. Rezoning requests for the same classification on the same parcel(s) may not be resubmitted for a period of one year from the date of Council disapproval.
- A maximum of 25 rezoning requests will be accepted for any given month. Once the maximum has been met, any additional requests will automatically be placed on the following month's agenda.
- Applicants that submit a development agreement with a rezoning request should be aware of the submission and additional public hearing requirements outlined Chapter 15, Article VI of the Horry County Code of Ordinances.

EnerGov Number:

Case Number:

HORRY COUNTY PLANNING & ZONING 1301 2nd AVE. SUITE 1D09 CONWAY, SC 29526
PHONE: 843.915.5340 FAX: 843.915.6341

2021 REZONING APPLICATION

(PIN) Parcel Id		
Area in ft ² or acres		
Describe the proposed use of the property		
Current Use of Property		
Current Zoning District		Requested Zoning Dist.
Property Location		

Ownership Information: (include all owners. If necessary, add additional pages)

Name:		
Address:		
City:	State:	Zip:
Phone:	Email address:	

Agent Information:

Name:		
Address:		
City:	State:	Zip:
Phone:	Email address:	

Are you rezoning only a portion of this property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Is this request to address an existing zoning violation or non-conformity?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
What road(s) will provide access to the site?			
How will water and wastewater be addressed?	Water <input type="checkbox"/>	Sewer <input type="checkbox"/>	Septic <input type="checkbox"/>
Are there any known wetlands on the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Is any of the site within the regulatory floodplain or floodway?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Are there any known threatened or endangered species on the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Are there any known historical resources or cemeteries on the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Are there any covenants or deed restrictions that prohibit this use?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Are you requesting a Future Land Use Map Amendment for this site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
If so, indicate the desired Future Land Use designation:			
Map of requested Future Land Use Map amendment is attached.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Are you proposing a Development Agreement with this request? (Table 3)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

Office Use Only:

Date Submitted	PINs verified		Scenic & Conservation Change Only:			
Receipt No.	Portion only	Y	N	Wetlands	Y	N
Received By	Total Acreage			Floodplain	Y	N
Ownership	Council District			Soils	Y	N
Signatures	Site Plan			Topography	Y	N

Rezoning Application

Table 1: Submission Checklist for PDD, MRD, and Major Residential rezoning requests.

<input type="checkbox"/>	Wetlands Information. Submit one (1) of the following: <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary wetlands assessment prepared by a qualified environmental consultant as identified by the Corps of Engineers, <input type="checkbox"/> Wetlands verification letter from the Corps of Engineers, or <input type="checkbox"/> Certified wetlands delineation map and preliminary jurisdictional determination letter from the Corps of Engineers.
<input type="checkbox"/>	Project phasing plan and phase completion schedule;
<input type="checkbox"/>	Conceptual Plan shall include, but not limited to: <ul style="list-style-type: none"> <input type="checkbox"/> Plan sheet size not to exceed 30" x 42"; <input type="checkbox"/> Drawn to scale not smaller than 1"=200'; <input type="checkbox"/> Proposed Project Name; <input type="checkbox"/> Owner of the property and/or developer; <input type="checkbox"/> Adjacent property owners and land uses; <input type="checkbox"/> North arrow, written and graphic scales, and a location map drawn to scale and not less than 1" = 2000' to show the relationship between the proposed land development and surrounding area; <input type="checkbox"/> Location and types of uses; <input type="checkbox"/> Table summarizing project acreage, gross and net density, number of lots, and proposed area, yard, and height requirements; <input type="checkbox"/> Number of units by residential dwelling type; <input type="checkbox"/> Gross and net densities by phase or residential dwelling type; <input type="checkbox"/> Existing road rights-of-way and easements; <input type="checkbox"/> Adjacent driveway, roadway, and curb-cut locations; <input type="checkbox"/> Proposed rights-of-way and lot layout compliant with the requirements of the Land Development Regulations; <input type="checkbox"/> Internal traffic circulation for all residential and non-residential land uses; <input type="checkbox"/> Traffic analysis and proposed external improvements; <input type="checkbox"/> All planned accessory dwelling units, places of worship, golf courses, public spaces, amenity areas, common areas, ponds, and open space; <input type="checkbox"/> All required external buffers. <input type="checkbox"/> Location of 100 and 500-year regulatory floodplains per FEMA Flood Insurance Rate (FIRM) Maps; <input type="checkbox"/> Existing wetlands, spoilage areas, and any wetlands that will be filled; <input type="checkbox"/> Pedestrian Flow Plan, when sidewalks and/or paths included.
<input type="checkbox"/>	Illustrative Plan is optional, but does not replace the need to submit a conceptual plan. <ul style="list-style-type: none"> <input type="checkbox"/> North arrow, name of developer, owner, proposed development, and Parcel Identification Number (PIN) and adjacent PINs; <input type="checkbox"/> Location and types of uses; <input type="checkbox"/> General road layout for all pods and phases; <input type="checkbox"/> Amenity areas and/or active and common open space areas; and <input type="checkbox"/> Typical lot layouts per product type and phase.

Table 1 continued.

<input type="checkbox"/>	Additional Submission Criteria for Planned Development District (PDD), as defined in 721, including, but not limited to: <ul style="list-style-type: none"> <input type="checkbox"/> Written narrative, including revisions if an amendment; an example is available upon request. <input type="checkbox"/> Internal buffers between dissimilar uses in accordance with 721.3B, shown on plan. <input type="checkbox"/> Provision for recycling facility location and documentation for proposed collection of recyclables. <input type="checkbox"/> A Conceptual Plan with bubble diagrams depicting uses, densities, internal roadways (interconnectivity to be established), and open space may be submitted for projects greater than 100 acres.
<input type="checkbox"/>	Additional Submission Criteria for Multi-Residential District (MRD) with Sustainable Development Standards: <ul style="list-style-type: none"> <input type="checkbox"/> All sustainable development options being utilized shall be documented on the conceptual plan. <input type="checkbox"/> Supporting documentation to convey how the sustainable development standards will be met, such as a pedestrian flow plan, open space plan, tree survey, or other supporting documentation. <input type="checkbox"/> Expected sustainable development incentives, including any density increases over the standard MRD development standards, setbacks, and dimensions.

Table 2: Additional Submission Criteria for all rezoning requests if located within a Scenic & Conservation Area of the IMAGINE 2040 Comprehensive Plan.

<input type="checkbox"/>	Wetlands Information. Submit one (1) of the following for requests 2.5 acres or greater: <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary wetlands assessment prepared by a qualified environmental consultant as identified by the Corps of Engineers, <input type="checkbox"/> Wetlands verification letter from the Corps of Engineers, or <input type="checkbox"/> Certified wetlands delineation map and preliminary jurisdictional determination letter from the Corps of Engineers.
<input type="checkbox"/>	National Wetlands Inventory Map for all requests under 2.5 acres.
<input type="checkbox"/>	Soils. Geotechnical exploration investigation report or USDA Soils Map with classifications;
<input type="checkbox"/>	Hydrology. Map of the Hydrologic Unit Code (HUC) 8 watershed and identification of existing ditches, ponds/lakes, or other waterbodies on the property; and
<input type="checkbox"/>	Elevation. Topographic survey or LiDAR derived contours overlaid on conceptual plan for all requests over 2.5 acres. Provide survey or LiDAR year on conceptual plan.

HORRY COUNTY REZONING REVIEW SHEET

PROPERTY INFORMATION			
Applicant	Venture Engineering	Rezoning Request #	2021-11-001
PIN #	298-00-00-0004	County Council District #	10 - Hardee
		Staff Recommendation	
Site Location	Intersection of Hwy 66 and Hwy 905 in Conway		PC Recommendation
Property Owner	Deerslayer, LLC	Size (in acres) of Request	18.05

ZONING INFORMATION	LOCATION INFORMATION	ADJACENT PROPERTIES				
Current Zoning	LFA	Flood Information	X	LFA	LFA	PDD
Proposed Zoning	MRD 1	Wetland Information	6.2 acres of wetlands	LFA	Subject Property	PDD
Proposed Use	33 Single Family units	Utilities	Public	LFA	LFA	RE 2
Character of the Area	Rural Residential	Fire in miles	4.5 - Station 34 - Career			
		EMS in miles	4.5 - Station 34 - Career			

COMMENTS

Comprehensive Plan District: Rural Communities Overlay/Area Plan:

Discussion: The applicant is requesting to rezone 17.97 acres from LFA to MRD 1 for 33 single family units with a gross density of 1.83 du/ac and net density of 2.78 du/ac. The property contains 6.2 acres of wetlands. The project proposes a single access onto SC Hwy 66. The design includes three sustainable development criteria. (1) 100% increase in active open space, (2) internal sidewalks and (3) community gardens. No lots are proposed within wetlands or regulatory floodplain.

The Future Land Use designation is Rural Communities which supports lot sizes as small as 14,500 sqft or 10,000 sqft in MRD 1 with 3 sustainable development criteria, as long as the rural character is preserved through incorporating buffers and natural features into the plan. Directly across Hwy 66 is Shaftesbury Green a major development with lot sizes as small as 6,000 sqft.

Public Comment:

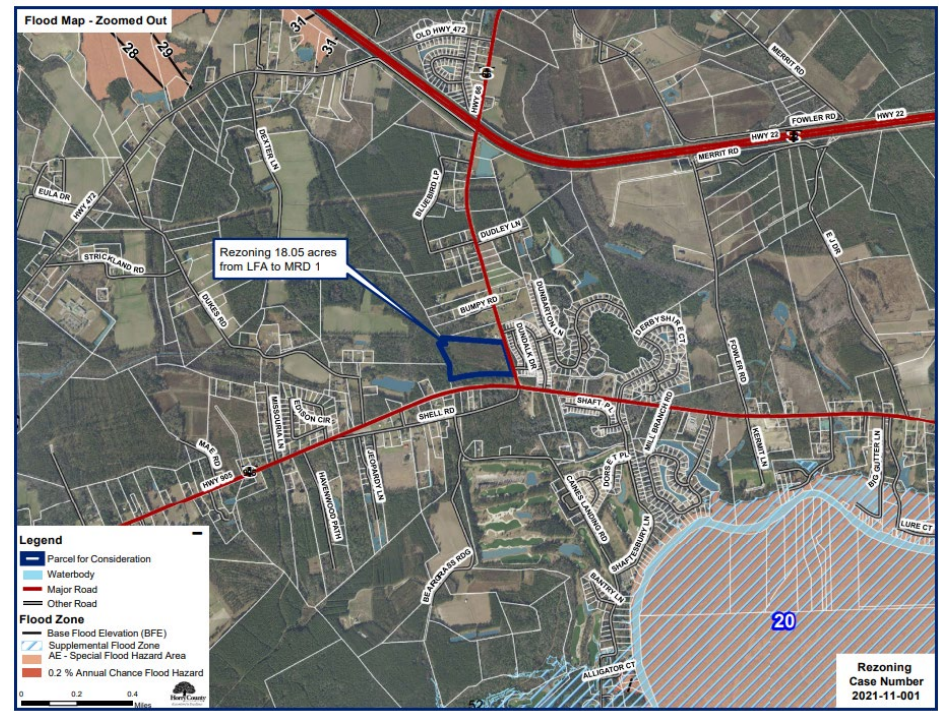
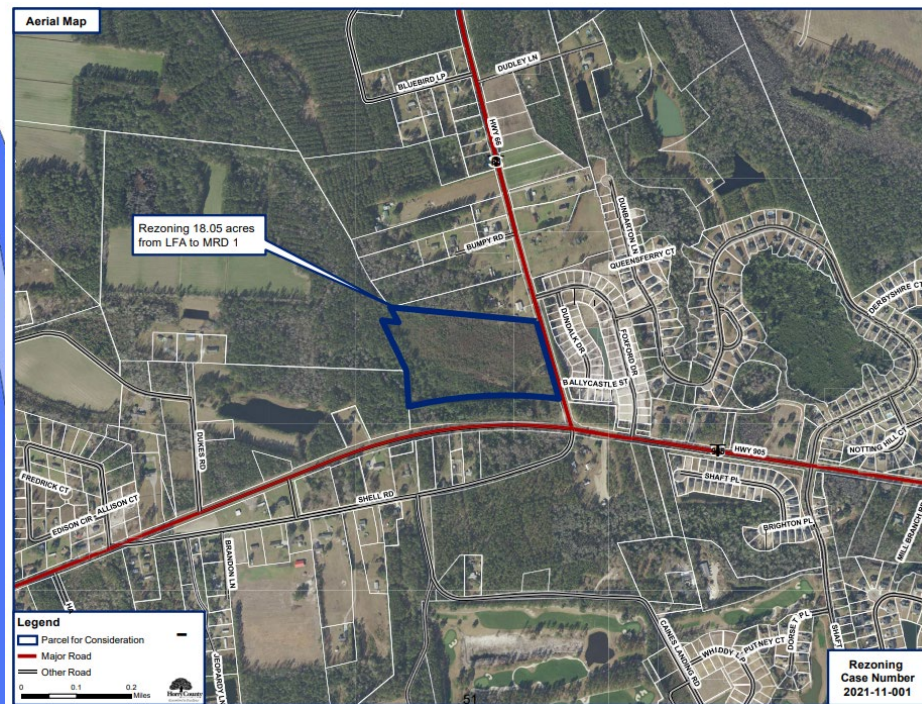
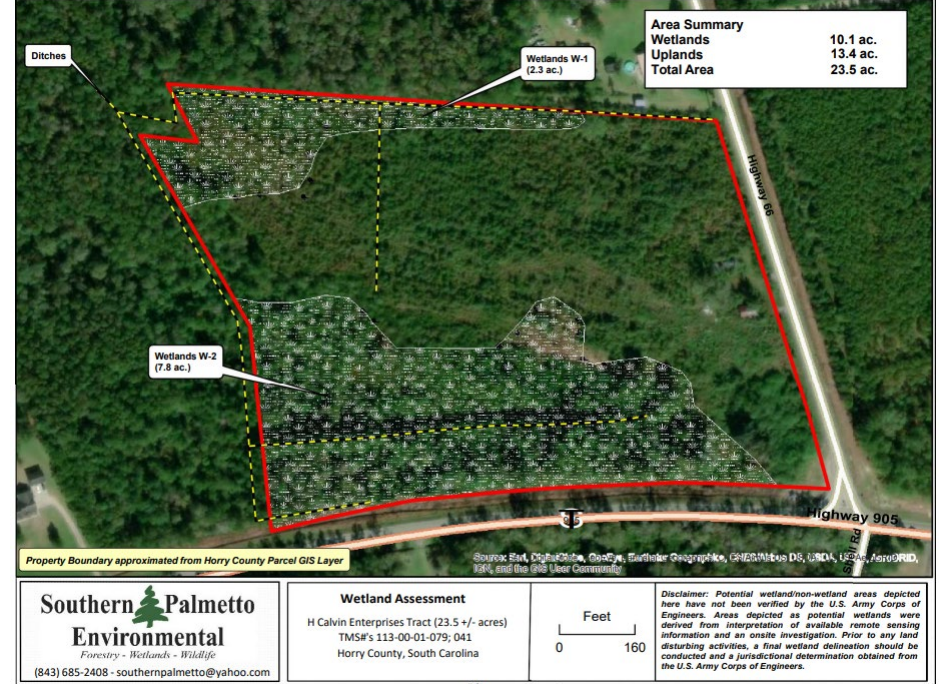
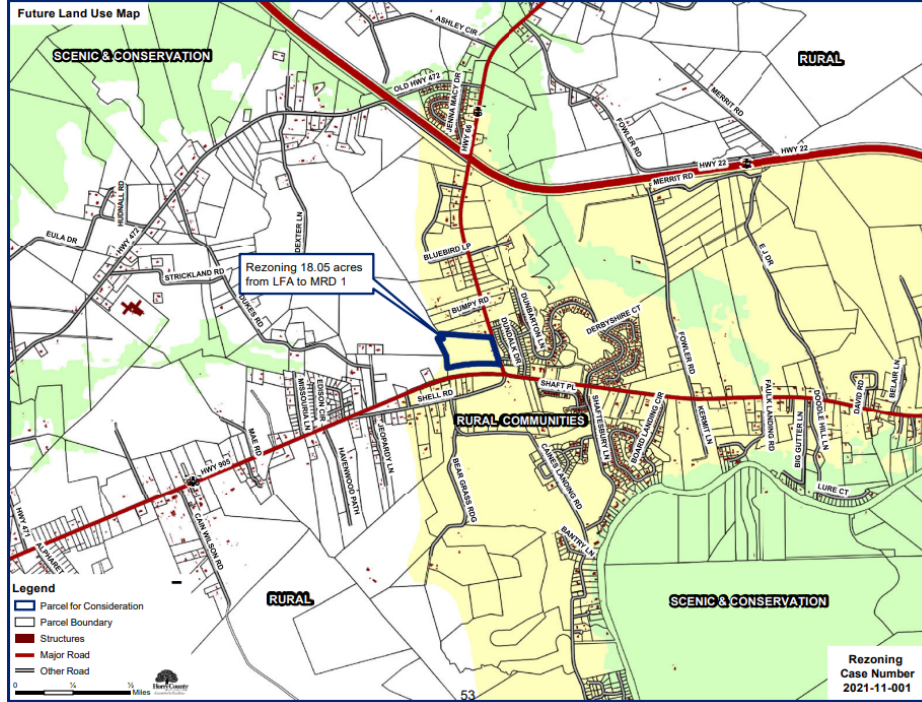
Proposed Improvements

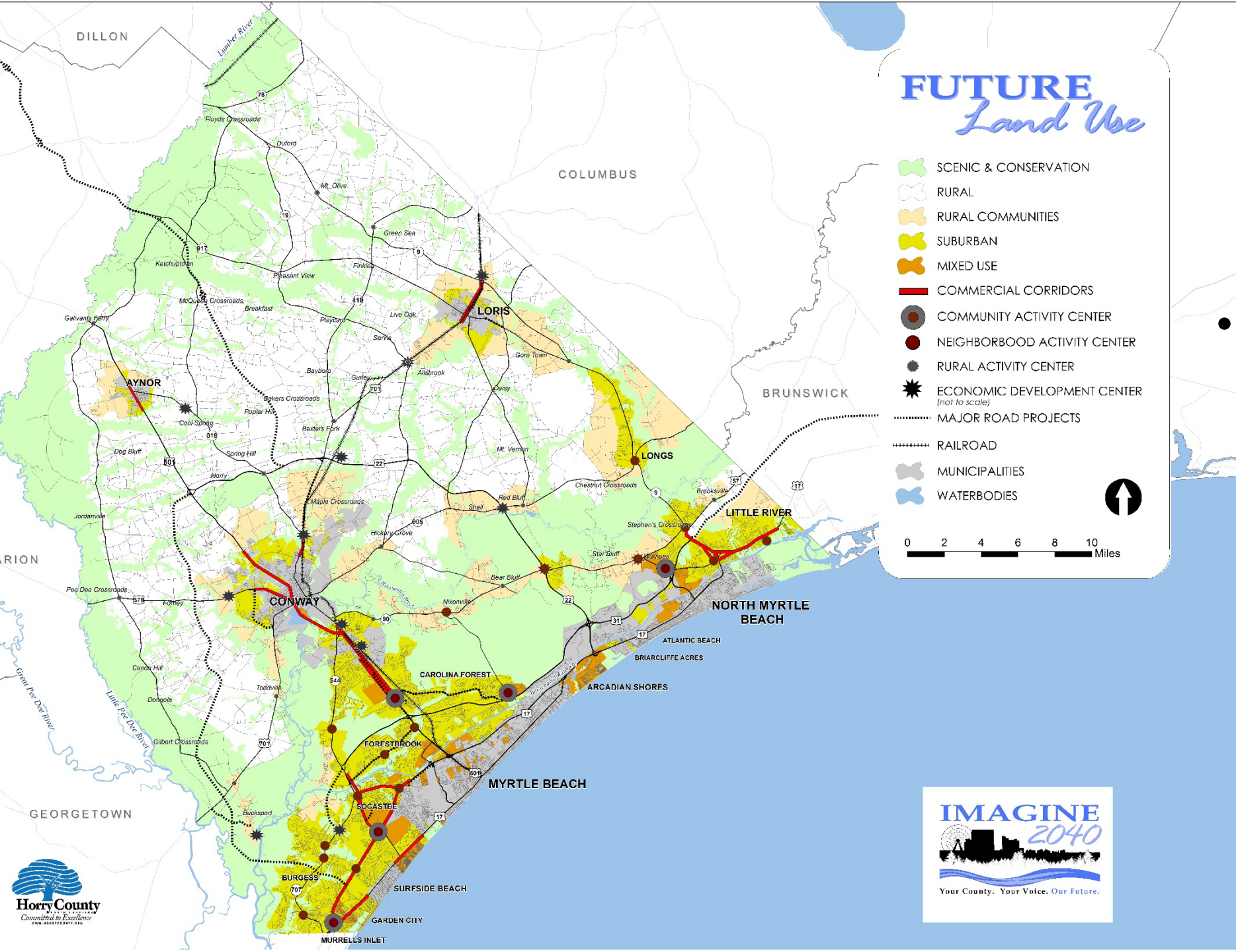
TRANSPORTATION INFORMATION	HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY				
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 120		Functional Capacity	2020-2021 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	264 / 264	Conway High	2,095	1,302	62%
Existing Road Conditions	State, Paved, Two-lane	Conway Middle	657	622	95%
Rd, Station, Traffic AADT (2020) % Road Capacity	SC 905, 159 Station 6,800 AADT 40-45 %	Kingston Elementary	618	455	74%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD 1	LFA	RE 2	LFA	PDD	
Min. Lot Size (in square feet)	10,000	43,560	10,000	43,560	6,000	
Front Setback (in feet)	15	60	60	60	20	
Side Setback (in feet)	5	25	10	25	10	
Corner Side Setback (in feet)	15	37.5	15	37.5	15	
Rear Setback (in feet)	10	40	15	40	15	
Bldg. Height (in feet)	40	35	36	35	35	

Engov# #: 055094 Advertisement & Mailout Date : 11-11-2021 Date Posted : 11-9-2021 # Property Owners Notified: 18 Report Date: 10-19-2021 BY: GEH





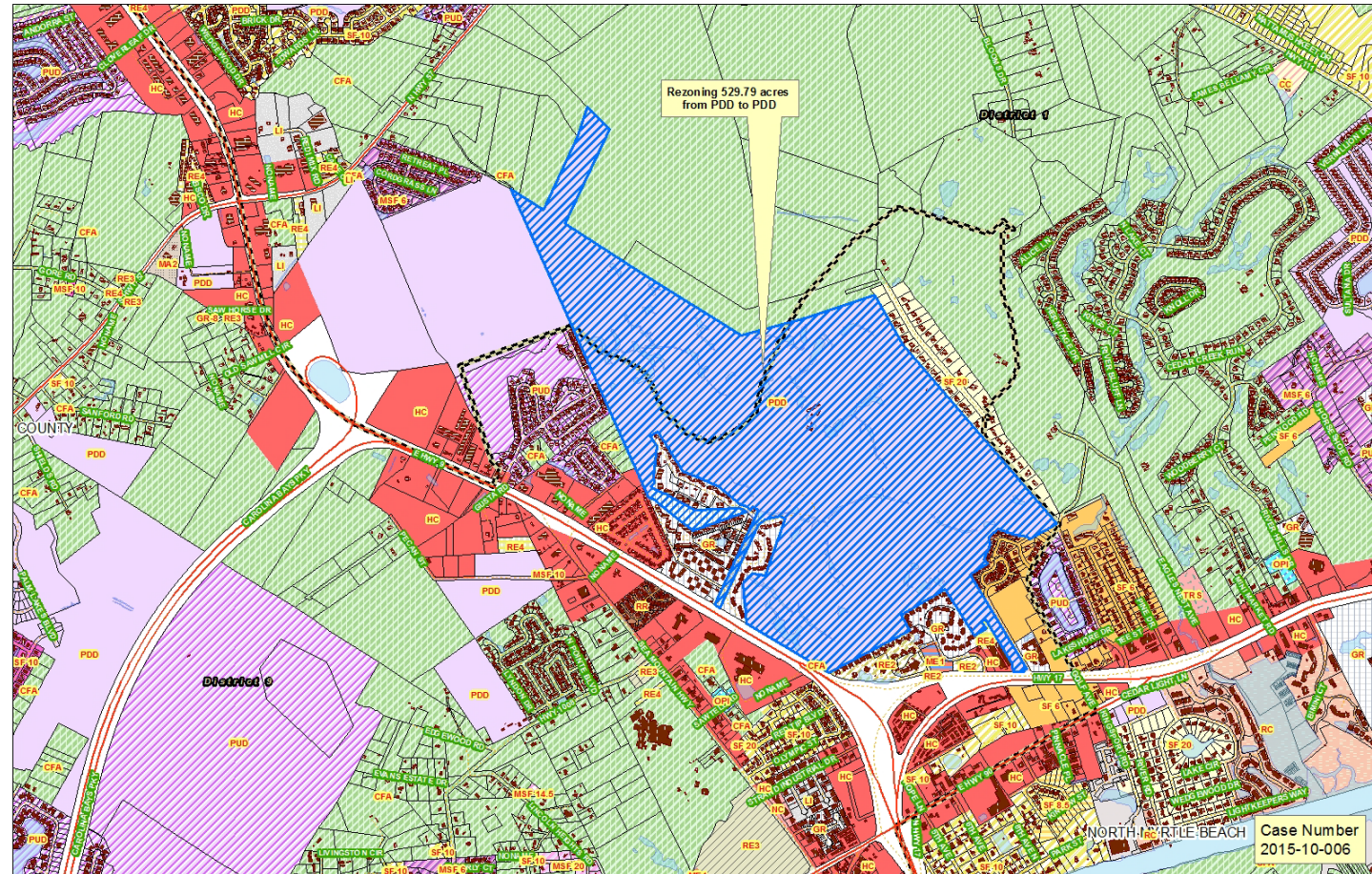


• Would the change be contrary to the Future Land Use Map and the Comprehensive Plan(Area Plan)?



Existing Zoning

- Is the change contrary to existing established land uses?
- Is it difficult or impossible to find adequate sites to accommodate the uses?



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.



Horry County Committed to Excellence HORRY COUNTY PLANNING COMMISSION MEETING

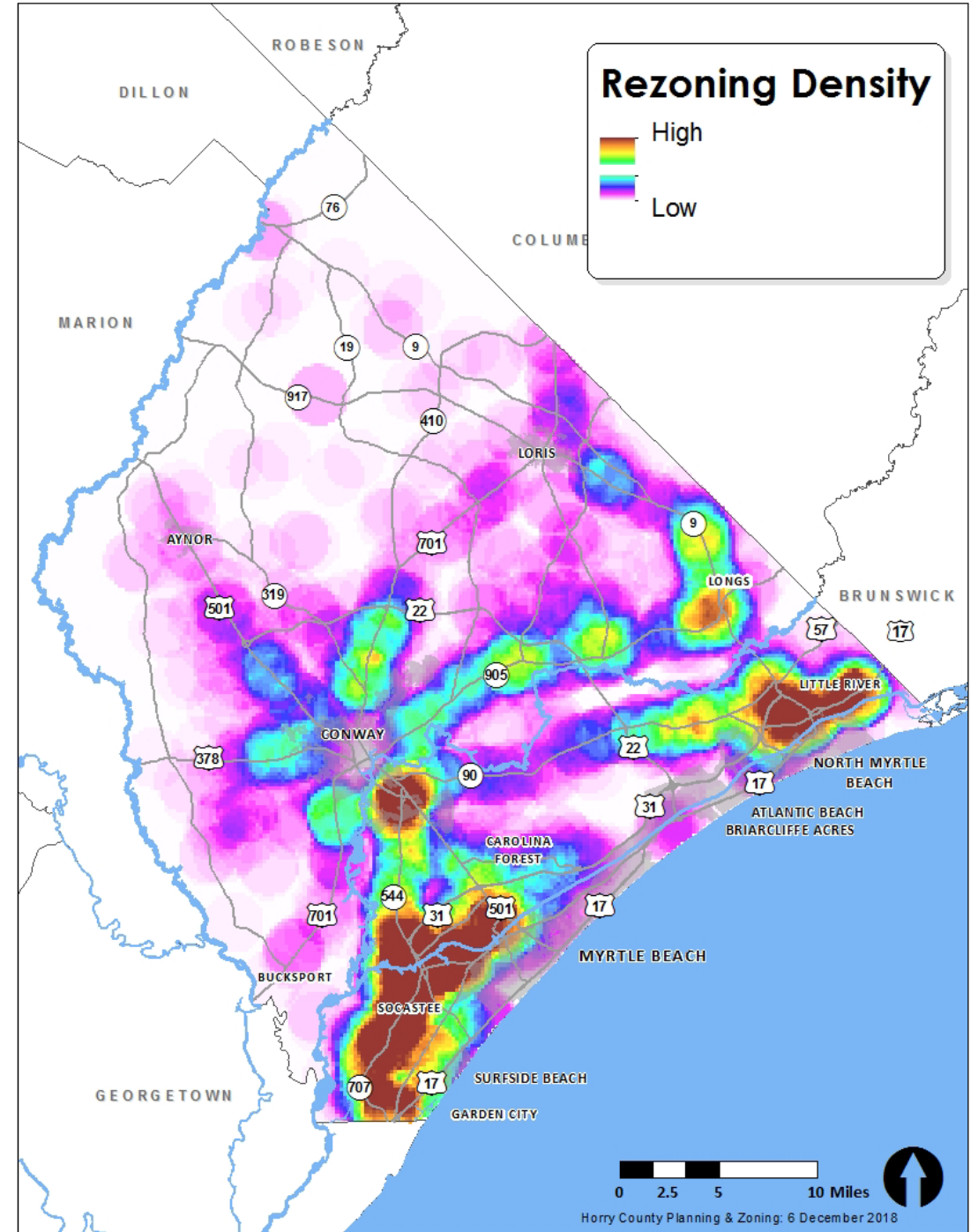
AGENDA

December 2, 2021 – 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 – October 28, 2021 1-2
 - 2. Planning Commission Meeting – November 4, 2021..... 3-7
- V. Street Names - NO PUBLIC HEARING REQUIRED 9
- VI. Vested Rights Extension
 - 1. PIN 4580000011 – Optima Tower/Deerfield 8745 – To grant an extension of vested rights for a period of 1-year (District 4)..... 10-13
 - 2. PIN 397-00-00-0166, -0167, -0168, & -0169 – Waterbridge Ph 3B & 3C - To grant an extension of vested rights for a period of 1-year (District 2)14-16
- VII. Design Modifications
 - 1. PIN 350-07-02-0006 – Chris Manning Builders, LLC – Access Management (Commercial Driveway) (District 9) 17-23
- VIII. **Public Hearings**
 - A. **Rezoning Requests**
 - 1. PC 2021-16 - A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 33500000017 from Rural to Rural Communities.
PREVIOUSLY DEFERRED TWICE 2021-09-005 - Venture Engineering, agent for R&H Management LLC – Request to rezone 69.83 acres from Forest Agriculture (FA) to Multi-residential District (MRD1) located on Marigold Rd near the intersection of Hampton Rd in Conway (Council Member – Allen / PC Member - Brown)
Design Modification – External access management.....24-36
 - 2. **PREVIOUSLY DEFERRED 2021-10-006** - The Earthworks Group, agent for Vitaly V Daminov ETAL – Request to rezone 1.99 acres from Residential (MSF40) to Multi-residential (MRD2) located at the corner of McDowell Short-Cut Rd and Hwy 707 (Council Member – Loftus / PC Member - Dawson) 37-44

Rezoning Trends

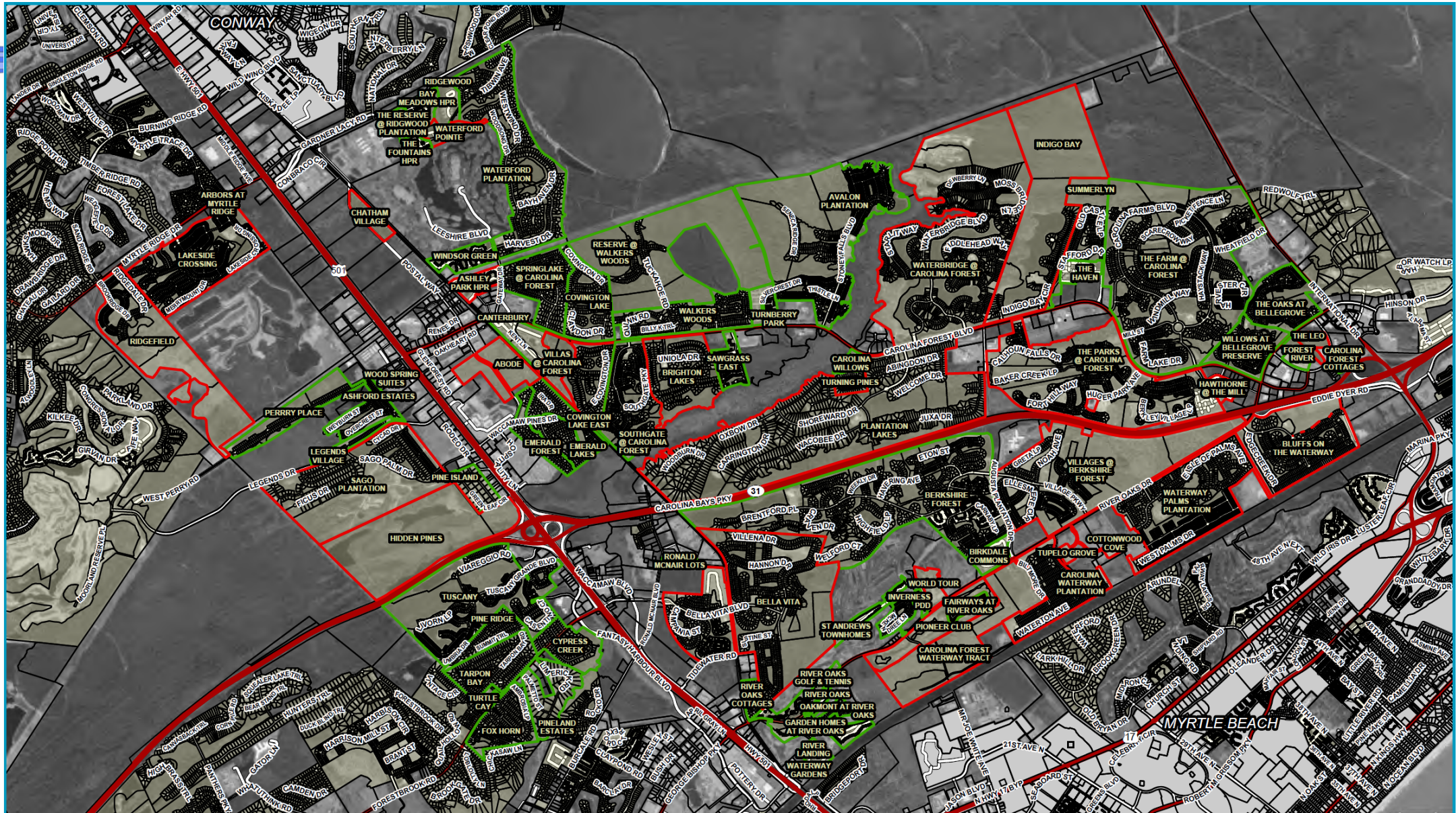
- The number of rezoning cases is one indicator of development, as well as the acreage.
- Horry County is still seeing development come to fruition that was rezoned in the 2006-2007 timeframe.
- Some recent rezoning cases have been to modify those plans; however, many newer rezoning requests are being made along major corridors outside of municipal and community cores.



In Conclusion

- Public can provide input at both Planning Commission and County Council meetings.
- Staff makes recommendations based on the ordinances/plans that are adopted by County Council.
- Planning Commission makes a technical recommendation that is forwarded to County Council.
- County Council makes the final decision regarding rezoning requests.

Existing Major Residential Development



Major Residential Developments

STATUS

- ACTIVE REZONING CASE
- COMPLETE
- INCOMPLETE

Parcel Land Records

- Municipalities
- Major Roads
- Road Centerlines
- Railroad

Constructed	Remaining
5,695 Multi-Family	3,746 Multi-Family
13,087 Single Family	5,939 Single Family

9,685 Total Remaining Units

Carolina Forest Major Residential Development

HC Government

Map created 9/19/2022

0 1 2 Miles

Map is to date 9/30/2022