



Horry County Council

Johnny Gardner
Chairman

Harold Worley
District 1

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
Vice Chairman

Danny Hardee
District 10

Al Allen
District 11

Patricia S. Hartley
Clerk to Council

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The September 15th Council Meeting will take place in-person in Council Chambers. Social separation protocols will be enforced and seating will be very limited. Overflow space will be available to accommodate public viewing. Attendees are encouraged to wear a face-covering when entering the building and in Council Chambers. The meeting will be broadcast on the Horry County Government website as well as Spectrum/Time Warner channel 1301 or Horry Telephone Cooperative channel 14.

IMPORTANT NOTICE CONCERNING PUBLIC COMMENT

Public Comment will be taken ONLY on items scheduled for a public hearing. See list below.

Members of the public will have an opportunity to provide public comment via telephone on the items having public hearing. **You must sign up in advance to speak on public hearing by 3:00 p.m. on Tuesday, September 15, 2020.** You will receive a call during the meeting and patched into the meeting when the item on which you wish to speak comes up on the agenda. You can sign up by calling Pat Hartley in the Council Office at (843) 915-5120, or by emailing hartleyp@horrycounty.org. You can also provide written comments to be provided to each Council member at the same email, hartleyp@horrycounty.org. The Public Input segment that is held at the beginning of each meeting remains suspended until further notice.

Public Hearings that are scheduled for September 15th include:

Ordinance 70-2020 to approve the request of Rowe Professional Services Co., agent for Burroughs Brothers Properties, to amend the official zoning maps.

Ordinance 86-2020 to add certain properties to the Horry County Historic Property Register as individual historic properties.

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| A. Call to Order | Johnny Gardner, Chairman |
| B. Invocation | Mr. Servant |
| C. Pledge of Allegiance | Mr. Crawford |
| D. Public Input (Suspended until further notice) | |
| E. Approval of Agenda Contents | |
| F. Approval of Minutes: Regular Meeting, September 1, 2020 | |
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Retroactive approval of September 1 Consent Agenda.

G. CONSENT AGENDA

1. Third Reading on the following Ordinances to approve the request to amend the official zoning maps:
 - Ord 78-2020** Sembler Florida Inc, agent for Landbank LLC (Mr. Howard)
 - Ord 79-2020** G3 Engineering, agent for Lynell Thompson Builders LLC (Mr. Prince)
 - Ord 80-2020** W. Paul Prince (Mr. Hardee)
 - Ord 81-2020** Impact Consulting/Lacy Cannon, agent for John Terry Hucks (Mr. Hardee)
 - Ord 82-2020** Venture Engineering, agent for Canebrake Plantation LLC (Mr. Hardee)
 - Ord 83-2020** Rosemary Chestnut & Linda Jackson (Mr. Hardee)
2. First Reading – **Ordinance 86-2020** to add certain properties to the Horry County Historic Property Register as individual historic properties. (Favorable, I&R Comm)
3. First Reading on the following Ordinances to approve the request to amend the official zoning maps:
 - Ord 88-2020** Wil Witt, agent for Grand Strand Christian Church (Mr. Vaught)
 - Ord 89-2020** Jones & Jones Properties LLC (Mr. Crawford)
 - Ord 90-2020** G3 Engineering, agent for DG Golf Limited Partnership (Mr. Vaught)
4. **Resolution R-107-2020** proclaiming the week of October 4-10, 2020 as Fire Prevention Week in Horry County. (Chief Tanner)
5. **Resolution R-108-2020** approving the Coast RTA Fiscal Year 2021 budget and authorizing the county administrator to release the first quarterly payment. (Favorable, Transportation/Econ Dev Comm)
6. **Resolution R-109-2020** in support of extending the South Carolina Manufacturer Responsibility and Consumer Convenience Information Technology Equipment Collection and Recovery Act and for the General Assembly to shift the economic burden of disposal to the manufacturers from local governments. (Mr. Hardee)
7. At-Large Board Appointment: Marshall Biddle to the Board of Zoning Appeals (Mr. Howard)

H. PRESENTATIONS / RESOLUTIONS:

8. **Resolution R-106-2020** terminating Emergency Ordinance 85-2020.

I. READING OF ORDINANCES

9. Second Reading – **Ordinance 37-2020** to approve the request of Spartina Land Surveying, agent for Hartland Properties LLC, to amend the official zoning maps. (Mr. Worley)
10. Second Reading and Public Hearing – **Ordinance 70-2020** to approve the request of Rowe Professional Services Co., agent for Burroughs Brothers Properties, to amend the official zoning maps. (Mr. Loftus)
11. First Reading – **Ordinance 91-2020** to approve the request of Dennis & Mary Ann Leach to amend the official zoning maps. (Mr. Loftus) ***Planning Commission recommends disapproval.***
12. First Reading – **Ordinance 92-2020** to approve the request of H.B. Springs Co. Real Estate, agent for Carolina Company LLC, to amend the official zoning maps. (Mr. Servant) ***Planning Commission recommends disapproval.***

J. MEMORIAL DEDICATIONS: Regina Lewis

K. UPCOMING MEETINGS – Dates/times subject to change:

<u>Council Meetings</u>	<u>I&R Committee</u>	<u>Public Safety Committee</u>	<u>Administration Committee</u>	<u>Transportation/ EDC Committee</u>	<u>Workshop on Mining Ordinance</u>
Oct 6 & 20, 6pm	Sept 22, 9am	Oct 13, 9am	Sept 22, 2pm	Oct 13, 2pm	Sept 29, 2pm

L. EXECUTIVE SESSION: (if necessary)

ADJOURN

MINUTES
HORRY COUNTY COUNCIL
REGULAR MEETING
County Council Chambers
September 1, 2020
6:00 p.m.

MEMBERS PRESENT: Johnny Gardner, Chairman; Bill Howard; Gary Loftus; Tyler Servant; Johnny Vaught; Harold Worley; Orton Bellamy; Al Allen; Dennis DiSabato; Danny Hardee; Paul Prince; and Cam Crawford.

MEMBERS ABSENT:

OTHERS PRESENT: Pat Hartley; Steve Gosnell; Randy Webster; Arrigo Carotti; Barry Spivey; David Gilreath; David Schwerd; and Kelly Moore.

In accordance with the FOIA, notices of the meeting were provided to the press stating the time, date, and place of the meeting.

CALL TO ORDER: Chairman Gardner called the meeting to order at approximately 6:00 p.m.

INVOCATION: Mr. Loftus gave the invocation.

PLEDGE: Mr. Bellamy led in the pledge.

PUBLIC INPUT: None.

Chairman Gardner stated that he wanted to bring to everyone's attention that under Consent Agenda, Paragraph 12 was **Emergency Ordinance 85-2020**. If anybody wanted to debate that all they had to do was tell him and they would take it off the consent agenda.

Mr. Vaught asked him to please remove it.

Mr. DiSabato called a point of order. He believed a change to the consent agenda was a suspension of the rules and required a two-thirds majority vote and asked Mr. Carotti if that was correct.

Mr. Carotti said yes.

Mr. Allen said they had always allowed any Councilman in the past to ask for anything to be pulled off the consent agenda and the practice had always been for Council not to object to it because it was out of professional courtesy. He would remind this Council that this was such an important issue it did not need to go on the consent agenda. The people needed to know what Council was about to do. It was terrible and was tyranny to try to slide something like this over the people of Horry County by putting it in a consent agenda. He requested they note his objection.

Chairman Gardner said nobody was sliding anything through. He took offence at that remark. This thing was published. It had been published and was on the consent agenda. He had said very clearly if anybody wanted to debate the matter all they had to do was make a... He said just let him know but if Mr. DiSabato wanted to go through the formalities of making a motion and a second and having a vote, then they could do that. **He would count Mr. Allen's objection as a motion.** Was there a second.

Mr. Vaught seconded.

Chairman Gardner asked all in favor of taking Ordinance 85-2020 off of consent and putting it on the regular agenda for a free and fair debate, vote. **A vote was held.**

<u>Yea</u>	<u>Nay</u>
Gardner	Worley
Vaught	Howard
Prince	DiSabato
Hardee	Loftus
Allen	Servant
	Crawford
	Bellamy

The motion failed seven to five.

APPROVAL OF AGENDA CONTENTS: Mr. Howard moved to approve agenda contents, seconded by Mr. Servant. The motion was passed with Mr. Allen voting nay.

Mr. Prince said he had had a question before he called for the vote. Ordinance 85-2020 that they just failed to take off of consent, he wanted to vote no on that one.

Mr. Allen asked to be shown as a no as well.

Mr. Vaught asked to be shown as a no.

Chairman Gardner said he would be a no as well. All the others were Aye. He asked Mr. Hardee if he had a motion to add something to the agenda.

Mr. Hardee stated he would like to add to the regular agenda that they do a resolution to the delegation concerning the E-waste that the Solid Waste Authority brought to them to try to help save money, seconded by Mr. Allen.

Chairman Gardner asked if they had a written version of that.

Mr. Allen said that staff made a presentation to them at the I & R committee meeting but he didn't know if they had an actual written format to send to the delegation. He said he was getting nos and asked if they could get one up for that.

Chairman Gardner said that he thought they had all the additions and subtractions to the agenda so he called for a final vote. The motion was passed with Messrs. Prince, Allen, Vaught, and Gardner voting nay.

APPROVAL OF MINUTES: Regular Meeting, August 18, 2020: **Chairman Gardner asked if everyone had had time to read the minutes and asked if there were any corrections or changes. Hearing none, the minutes were approved.**

PRESENTATIONS / RESOLUTIONS:

Resolution R-105-2020 recognizing the service of Corporal Michael Ambrosino and memorializing his life as a First Responder. **Mr. Hardee moved to approve, seconded by Mr. Howard.** Chairman Gardner stated the previous week the Horry County family lost one of its own after a long fight against Covid-19 and the complications that followed. Corporal Michael Ambrosino worked with the Horry County Police Department for 7 years. He was a dedicated public servant and law enforcement officer here and up north for more than 30 years of his life. That day they wanted to remember the time he spent with them and recognize the good work he did here in our community. To his family, Tracey, Ryan, and Tanner, please know that they were here for them and though Corporal Ambrosino may be gone he will never be forgotten.

Mr. Vaught suggested they stand while he read the resolution.

Chief Hill then read **Resolution R-105-2020** and presented it to Ms. Ambrosino.

Mr. Worley moved to approve, seconded by Mr. Howard. The motion was unanimously passed.

Mr. Allen asked Chairman Gardner to send a letter of appreciation out to the law enforcement and fire department agencies that came and helped with this situation. He understood there were several involved and they appreciated their help. Chairman Gardner said to consider it done.

Mr. Servant moved to direct the administrator, Steve Gosnell, to take the appropriate actions to name the Garden City parking lot across from the Garden City pier after Corporal Ambrosino and bring that back to Council at the next meeting, seconded by Mr. Crawford.

Chairman Gardner asked him to repeat it because he could not follow him. He was in the middle of resolutions and presentations, not entertaining resolutions, but to go ahead.

Mr. Servant said he just wanted to honor the family since they were there. To instruct Steve Gosnell to come back before Council with the appropriate measures to name the Garden City parking lot after Corporal Ambrosino because of all the time he spent on the beach patrol and the massive impacts he had on the Garden City Beach community. He thought it would be an appropriate honor for him.

Chairman Gardner said it sounded like something for the I&R committee. He appreciated that but he had made the motion. **Mr. Allen seconded.** He stated that Mr. Allen said I&R committee would be glad to do it. **The motion was unanimously passed.**

Announcement of Award – Distinguished Budget Presentation Award for the fiscal year beginning July 1, 2019 (31st consecutive year, 1990-2020).

Announcement of Award – Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ended June 30, 2019 (33rd consecutive year, 1987-2020).

Mr. Spivey spoke regarding the above-two announcements of awards. They wanted to recognize the staff who had worked diligently to allow and put them in a position that they could receive these recognitions. These recognitions were not just something that they individually do. While they do a lot of the work it really was an organizational type recognition from the top to the bottom. This year they were awarded both of these. It was the 31st year that they had been presented the Distinguished Budget Presentation Award and the 33rd year of receiving the Certificate for Excellence in Financial Reporting. They began this process in 1987. It took vision of Council and vision of the administration to want to go to this standard of reporting. In 1987 the finance director was Mr. Carl Short. The assistant financial director was Ms. Shirley Barnhill. In 1990 when they were awarded the first Distinguished Budget Presentation Award Ms. Shirley Barnhill was the finance director at the point in time. The budget in 1987 was \$29.8 million for the county. In 1990 it was \$66.9 million and in 2020 it was \$532.8 million. The millage in 1987 was 31.6 mils. In 1990 it was 33.1 mils and it was only 41.6 mils currently in the general fund. The chairman of County Council for both of the starts of both of those awards was Laurie McCloud. The administrator was M.L. Love during that period of time. The assistant administrator was Danny Knight. There were two elected officials who were serving at the time they initiated the very first one of these programs. That was Paul Prince and Robert Edge. It did take a lot of work and they did want to recognize the members of the finance teams that participated in this. They had on the county finance side, the reporting team with Pam Hill, Julie Bilderback, Bruce Illsley, Rachel Harper, Jared Horton, and the budget team with Melanie Gruber and Jamie Norman. The balance of the finance team was Jacob Mitchell, Gwen Alford, Kristen Cargain, Shannon Todd, Ashley Maher, Isabel Peron, Nichole Stackhouse, Paul Ondrus, Jo Wass, Pattie Hairston, Cathy Moore, and on the airport side, because they do not do this alone, the airport finance team prepares a individual CAFR but

all their information was included in the county's comprehensive annual financial report as well, they had Connie Martin, Ida James, Patty Kremer, Virginia Blount, and Lauren Wehrung. He also wanted to recognize the finance director Robbie Jordan, the assistant finance director Marla Bell, and Judi Olmstead who was the assistant director of airports that manages the administrative functions there at the airport as well. It was a huge team effort and they appreciated Council's willingness to allow them to aspire and give them the resources to be able to seek these high levels of reporting because it makes the information they were presenting meaningful to the readers, or more meaningful. It gives them a picture of what government does from a planning perspective all the way to the implementation perspective on both ends of that. So they wanted to thank Council and just acknowledge the teams for the great work that they had done this year.

READING OF ORDINANCES:

Chairman Gardner said they had one person signed up for the telephone portion of public hearing and asked if there was anyone in attendance for the purpose of participating in public hearing of any of the ordinances that were scheduled for second reading and public hearing. In the future what they were trying to do until things changed, they had limited capacity for seating so the people that want to participate for second reading and public hearing they want them to call. If they want to do it by phone that was preferable and the best way to do it. They had one signed up that night. For the people that want to show up, if they would call so they could get them on the list so they would know about it and be looking for them in case they didn't have seating available for them and they were in the overflow or somewhere they could have the sheriff go get them and bring them up at the time for them to speak.

Second Reading and Public Hearing on the following Ordinances to approve the request to amend the official zoning maps:

Ord 78-2020 Sembler Florida Inc, agent for Landbank LLC. **Mr. Vaught moved to approve, seconded by Mr. Howard.**

Mr. Worley asked if this property had flooded in the last 10 years.

Mr. Schwerd said this was at the corner of Carolina Forest and River Oaks and had not flooded.

There was no public hearing. The motion was unanimously passed.

Ord 79-2020 G3 Engineering, agent for Lynell Thompson Builders LLC. **There was no public input. Mr. Loftus moved to approve, seconded by Mr. Prince. The motion was unanimously passed.**

Ord 80-2020 W. Paul Prince. Mr. Prince left the room and recused from voting. **Mr. Hardee moved to approve, seconded by Mr. Bellamy. There was no public input. The motion was passed.**

Mr. Prince reentered the room.

Ord 81-2020 Impact Consulting/Lacy Cannon, agent for John Terry Hucks. **Mr. Bellamy moved to approve, seconded by Mr. Hardee. There was no public input. The motion was unanimously passed.**

Ord 82-2020 Venture Engineering, agent for Canebrake Plantation LLC. **Mr. Vaught moved to approve, seconded by Mr. Hardee.**

Ms. April O'Leary stated she was representing Horry County Rising which was about 25,000 concerned citizens in Horry County. The decision before them that night was a moral one and not necessarily a legal one given what the applicant could currently do defined by the laws. This project was better than the current alternative and she appreciated that Mr. Powell had tried to work with the staff to try to make the project work. Despite that they still had some serious concerns. She wanted to paraphrase Chairman Neese. He simply put the property owner has the right to develop the property to existing zoning. Sometimes we get

into situations like this one where we are asked how you can support something like this. We end up having to approve it because we know what they do under their existing zoning, and we would prefer to do an MRD because we can't dictate the standard vs. the current zoning where we have no control over the standards. So he went ahead and supported it even though he hated it knowing what they can do right now and he would not want that. Some developments being approved in Horry County are projects, the lesser of two evils and quite frankly that's no way to conduct business and reflects very poorly on our county. You have one department working feverishly to get federal funds into the area to help families who have lost their homes to flood waters and another department stating they don't have the ability to prevent practices that will increase flood risks. To again paraphrase your expert staff, Thom Roth, stormwater director, he basically said this is a riverine issue not a stormwater issue. It was going to add 4 – 5 feet of fill in an area that was currently being used for water storage. David Schwerd also as the planning director basically admitted that he doesn't have the control mechanism in his (inaudible) to limit the amount of fill or to do raised slabs. So if you have to choose between two projects that could potentially increase flood risks, perhaps the solution here was to pick the path you have not yet tried. For this reason they were humbly asking Council to defer this decision in order to fully consider it and integrate the recommendations that will come from the flood resiliency plan and experts to ensure this project does not increase flood risks. They did have laws on the books that help them to support that decision and she wanted to call their attention to Chapter 9 Section 3 to which they have the authority to deny, restrict or prohibit uses which are dangerous to health, safety, and property due to water hazard or which could result in damaging increases to (inaudible) in flood heights or velocity. Section 2 requires that uses vulnerable to flood, including facilities which serve such uses be protected against flood damage at the time of initial construction. Number 3, control the alteration of natural flood plains, plain channels, natural protective barriers, which are involved in the accommodation of flood water to which this project they were concerned about. Number 4, the one that really speaks to this project, controlling filling, grading, dredging, or other development which may increase flood damage. So they may be asking themselves does bringing in 4 – 5 feet of fill increase flood risk. She wanted to tell them that the Association of State Flood Plain Managers recommended prohibiting fill and build in the flood plain because it does compound flooding and increases exposure to areas upstream, downstream, and adjacent to the project. All we need here is a few good leaders who look at the problem and decide to do the right thing. So please do the right thing. Hold off on this project until they explore the recommendations by the experts they hired giving the staff the tools that they need. These flood events were costing them billions. The fiscally responsible thing to do here was to prevent this cycle. They were losing their homes to floods and she wanted them to please consider the moral decision before them.

Public input was closed.

Mr. Worley asked if this property had flooded in the last 10 years.

Mr. Gosnell said yes. It flooded as a part of Florence.

Mr. Worley asked him to help them with that. If it was flooded why were they allowing this development on it?

Mr. Schwerd said the reason this comes down to was this property was currently zoned commercial forest agriculture which allows for multi-family of 3 units an acre or half acre single-family lots. The real issue for this was, and he referred to a slide, this was actually the proposed 100 and 500 year flood elevations in the upcoming FEMA maps which was actually above and beyond the current FEMA maps. The majority of this property was not in the flood zone, but it was below the elevation that Florence came in at. They could currently develop it under the existing CFA that was on the property. So as part of the project when they got their design modification from the planning commission because of the limited access back to this, the planning commission was able to approve the design modification condition to require the roads to be constructed higher than the Florence water elevation so that the roads that were inside the neighborhood have to be above what the elevation was in Florence. Currently they could develop the property at the existing road grade level which would be about 3 feet below what the elevation was for Florence. So the option for the planning commission that they saw was we can either allow them to develop the site as it is now with the current regulations which would allow them to build and then the houses would be actually

below the level that was at Florence or they could approve this project with the design modification to require the roads to be built above Florence levels so that the houses would be elevated above Florence because as it is right now, if they came in for construction approval with the project in the... None of the project that would be built would be in the flood zone. So they would have no tool or mechanisms that require them to elevate under current elevations because the Florence level was above even the 500 year elevation in that area.

Mr. Worley told Mr. Schwerd he understood where he was coming from and he knew his hands were tied but this bait and switch had to stop. This thing about building homes in flood prone areas that... They talk about the 500 year flood and they had two in one year. Was there any way they could require in a deed or at closing to disclose that the property had flooded within the past 10 years.

Mr. Schwerd said he didn't know that there was a mechanism in the current MRD ordinance to require that. He knew that they had one time in a plan development district when it was a PDD, but a PDD would require mixed multiple uses, residential and commercial. They did do a project on Hwy 90 that backed up to the Heritage Preserve and they had to require a deed restriction to protect the availability to do control burning to put everybody on notice that buys within the subdivision, but within the MRD zoning there was no tool. He didn't know if the county could adopt a separate ordinance and that may be something they look at in the flood resilience, but that was not something he could do in the MRD ordinance.

Mr. Worley asked Chairman Gardner where that would be, I&R committee?

Chairman Gardner said he thought so.

Mr. Worley asked if there was some way they could look at possibly, everywhere. He was talking about any housing development. It didn't matter where it was at. If you sell it to someone and its flooded in the past decade, you have to disclose that.

Mr. Allen said he had asked the same thing. He felt it was time for them to have something in place to where when somebody comes in to planning and zoning and if they want to build a home or if they were going to buy a home, etc., somehow they need to be handed a pamphlet, a map, or something that shows the areas to where if they are planning on building or purchasing a home if that area had flooded in the past or not. They really needed some sort of a mechanism for the citizens here. To help them protect the future homeowners here. He agreed with him 100%.

Mr. Worley said he thought that the people out there were expecting them to step up and do the right thing and make sure this bait and switch stops because during the storms that they recently had it was awful.

Mr. Allen said sure it was. He asked Mr. Schwerd if this person builds there and if they have to elevate that land in order to make sure those homes are above that flood level, what would happen to the water on that property pertaining to the surrounding properties. He was just a country boy but he knew if you build up a hill and if you pour water on it, it was going to run off that hill and run to the adjoining properties. Correct?

Mr. Schwerd said it won't run off as much as it won't be able to store any capacity. So the way the stormwater will be designed, pretty much all the stormwater had to be brought back into the site before it could leave the site. So it was not just because it was higher it was going to run off. If there was any water coming to the site they have to accommodate it, but in this particular situation this property doesn't really have any property for it to run off too necessarily. On the rear side of it was river swamp that couldn't be built on. He referred to the slide and said on this side of it there was a large creek ditch that runs through that was actually the source of the flooding that came over Thomas Road was from that ditch. He referred to another side and said it was all swamp and wetland too. Another area was already significant. Even if they elevated this it was not so much an issue with water running off this site as what was said by the caller that when water got above the 500 year flood elevation and started to stack up in the riverine flooding situation it would no longer be able to store it on this site.

Mr. Prince asked 500 or 100.

Mr. Schwerd said it was above the 500 year elevation in that area by about 1.5 feet.

Mr. Allen asked if they had the ability now to pass out or hand out or make public to future homeowners in the county what the current Army Corps of Engineers flooding maps are.

Mr. Schwerd said he didn't think they had the ability to do that because they don't know who was buying the lots. What they do have the ability to do and something that staff he thought was working on was putting together an ability for people to understand when they are moving there they would be able to what they call map their move to talk about where you were moving to, what are the services in the area, and had it ever flooded. So what they were trying to do was make the information as assessable to the public that was moving here as possible. They don't know when property transfers between two people. Both parties could be out of state. They get the deed eventually but they don't know ahead of time so there was no way for them to provide the information, but what they could do was make the information readily available for people to see.

Mr. DiSabato said as a real estate attorney he might have a touch of insight into Mr...

Mr. Prince called a point of order.

Mr. DiSabato said it addressed Mr. Allen's question directly.

Chairman Gardner stated that they had people queued up. They were waiting for Mr. Allen to finish so Mr. Loftus followed by Mr. Hardee by Mr. Prince.

Mr. Allen said he was finished.

Mr. Loftus said he noticed that they had another design modification to allow only one entrance. It seemed to be coming more and more of a habit rather than a... Why did they even have an ordinance because they did it at Island Green and he knew that went back to a 2008, whatever, but over 100 units were supposed to have two entrances. Was he correct?

Mr. Schwerd said that was correct and they had originally proposed two entrances and one to a county dirt road, but that dirt road not only would it need to be widened and it was susceptible to flooding the community didn't want the connection to Thomas Road. They couldn't condemn the additional right-of-way. They would need for the county to pave Thomas Road and he believed the planning commission saw it as an opportunity to be able to put the condition to make the roads elevated above Florence which they wouldn't otherwise have that opportunity.

Mr. Loftus asked if the roads were elevated above the houses.

Mr. Schwerd said no. The road was elevated above what Florence was and then the houses have to be 18 inches, at least 6 inches above adjacent grade and 18 inches above the road. There are some exceptions to that where they can lower it down but it has to be above the road center line no matter what. So the houses would be above what Florence was because of the design modification.

Mr. Loftus said it was just not right to keep doing this over and over again. Why even have it?

Mr. Hardee said he had talked with the people in that area and the question that they were concerned about was if this place is built as they just talked about, would they dump water on us. According to what Mr. Roth and what he just said that they had to hold what, 25% less water can leave.

Mr. Schwerd said in the 100 year event, like it was described by the caller, this wasn't a stormwater issue more so than it was an issue when the river stage is up that the water can't be stored on the site. The stormwater issue, they have to either accommodate water that was coming to them before or when they

design their internal stormwater system they have to route that stormwater through their internal stormwater system. They can't just run it off the back of their lots into the neighborhood property.

Mr. Hardee said this was one of those situations that they had there. It was better to rezone it and have it to where those people can... If you just say no, he can put probably 60 – 70% of the homes he wants to put out there just like it is and when those people flood they can look at all of them and say well why didn't ya'll approve it because they were going to build it up and they were going to hold the water there. So it was better to rezone it than leave it like it was.

Mr. Worley asked if he would yield.

Mr. Hardee said yes.

Mr. Worley asked at what point in time do they, Council, when do they become liable next door over there for allowing homes to be built in areas that were going to flood. When was that going to happen? He told Mr. Hardee he understood what he was saying, they could do it now, but what he was saying was this. He had a situation and a resale. He had a resale in Colonial Charters. They didn't tell the lady that it flooded two feet in the house. It had been doing it for years. Every time they have a good thunderstorm in the summertime the house flooded, but they just sold it. So what he was saying was there some way that they didn't have to go that route. Let's just go and say okay, a closing attorney had one more document. Just one more. On that document it would clearly state that this property has flooded in the past 10 years, i.e. Florence. That was all he was saying. Can they do that? He was asking the lawyers in the room. Can they do that?

Mr. DiSabato said he tried answering it a moment ago but they wouldn't let him.

Mr. Worley told him he was a lawyer, he could tell them.

Mr. DiSabato said it would be governed by the South Carolina Code and the property condition disclosure agreement. If he wanted to make a resolution at the county level to try and get the state legislature to expand that required disclosure to include flooding events, he would support that. But it would have to be done by the state legislature and they would have to change that code section.

Mr. Worley asked if he thought that had to be done in the house, senate and governor.

Mr. Carotti said there was a disclosure agreement that has to be signed for every sales transaction.

Mr. Worley said you mean home rule did not allow them to do that. He couldn't believe that.

Mr. Carotti said he would have to look into that to see if they could legislate that. They may be preempted from doing that.

Chairman Gardner said they could take that up at another time because that was a preempted, state law. They could assign that to the I&R committee for some further discussion.

Mr. Worley said they might as well get to work on it because he was going to bark about it until it happens.

Mr. Prince said his question was CFA and MRD1, didn't they pass a while back that the foundation had to be raised one foot. Was that in both, all cases?

Mr. Schwerd said yes. In all cases the stormwater ordinance requires it actually to be 18 inches above the road center line. Then the road was required to be above the 100 year flood elevation by the land development regulations.

Mr. Prince said that would help the situation.

Mr. Schwerd said it would help in a normal 100 and 200 and even all the way up to a 500. This particular rezoning though had the design modification that will take those roads well above the 500 year flood elevation and the houses would be above that. The houses would be above Florence.

Mr. Prince said he knew if he was buying a house in this particular area he would rather go and buy one where it had been done with a MRD1 with all the things you had to do and were required to do rather than go to a CFA where they might be allowed to get away with some of the things. It just made common sense to him that if they were going to build houses there they would try to get the best development in that area.

Chairman Gardner asked if there was any other discussion from Council. **Hearing none he called for a vote. The motion passed with Messrs. Loftus and Worley voting nay.**

Ord 83-2020 Rosemary Chestnut & Linda Jackson. **Mr. Vaught moved to approve, seconded by Mr. Bellamy. There was no public hearing. The motion was unanimously passed.**

Ord 84-2020 Antiock Farms LLC, agent for McNabb Shortcut LLC. **Mr. Prince moved to approve, seconded by Mr. Hardee. There was no public hearing. The motion was unanimously passed.**

OLD / NEW BUSINESS:

Discussion of Solar Farm projects. Chairman Gardner told Mr. Jordan to tell him that it was not on County property, that there was a bond for clean up, and they were going to make \$500,000 per year for 30 years and he would have his attention.

Mr. Jordan said it was \$552,000. A year ago the county was approached for the first time for a large scale solar with a fee in lieu tax agreement. It has to have a fee in lieu for it to work financially so that was why they would always get involved. The consensus of the administration committee at the time was environmental impact. In the scale of that project they did not want to pursue it. They had been approached by a couple of other entities since then and then the original entity came back with this massive project which was a \$166 million investment, approximately \$552,000 a year in the fee in lieu agreement for 30 years. The planning staff had begun a solar ordinance paying particular attention to decommissioning costs or process so he went over that with their staff and they agreed to it. So the major change on decommissioning was they had agreed to 125% of the estimated cost less half the salvage value of the material. That would be updated every five years. For the first five year increment at year zero and year five, they would use a bond. After that it would be a letter of credit which would be easier to draw. Setbacks would be 100 feet from any dwelling unit, 50 feet on the front, 15 on the side, and 25 on the rear. They presented this to transportation/ EDC committee which was voted up to proceed to Council. Since they had gone to administration committee last year they went back to administration committee and they voted it down. So, they were just asking for direction if they should consider continuing negotiating on the fee letter or...

Chairman Gardner asked if he said that the anticipated cost for clean-up that the bond would be 125%, was that right.

Mr. Jordan said less one half of the salvage value of the material.

Chairman Gardner asked what he thought the estimated clean up would be.

Mr. Jordan said honestly he didn't know.

Chairman Gardner said they would have to figure that out to get a bond, right.

Mr. Jordan said right. It would be signed off by an engineer, by a PE.

Chairman Gardner said they had a little bit of work to do but the bottom line was they were looking at a project not on county property.

Mr. Jordan said not county property.

Chairman Gardner said they had a clean-up issue with hazardous materials and so on and so forth. There would be a bond in place to pay for that to be cleaned up.

Mr. Jordan said yes.

Chairman Gardner said in the meantime they would be getting \$552,000 per year for 30 years.

Mr. Jordan said yes.

Chairman Gardner asked if he left anything out.

Mr. Jordan said that there would be additional projects in the future probably as well.

Chairman Gardner asked Mr. Vaught if he had any questions.

Mr. Vaught said yes, he did. Had there been any discussion as to what they were going to do with the material after it becomes obsolete in five years, ten years, or whatever. They knew that nothing electronic has a lifetime over 5 – 10 years just like your television, computers, and stuff like that. Had there been discussions as to where that material will go? They spent over \$3 million last year at the Solid Waste Authority disposing of televisions and electronic equipment that they couldn't dispose of. He didn't know of a landfill in this country that takes this kind of stuff. There were all kinds of poisons. It was made up of gallium, arsenic, and phosphide as the primary ingredients of these solar panels. There was not a landfill in the country that would take these things. The financial thing looks real good. It looks really nice but he was thinking about his grandchildren and children down the road. Where are these materials going to go when they were done with them? Yes, they are saying they were going to put a bond up and all that but essentially the county was still going to be left at some point in time holding the bag environmentally and he had a major problem with that.

Mr. DiSabato asked what kind of tax revenue that land was currently generating.

Mr. Jordan said all of that land would be agricultural land in the far western edge of the county so not much.

Mr. Allen said he had some reservations about this but he would like to pose a question before he continued. Since this project would be located inside District 11, what would be the possibility of keeping that \$552,000 to spend inside of District 11 like other districts in this county such as the parking areas and boats and etc? Was that something...

Mr. Jordan said that would be up to Council where the money would go, but it would need to be for an economic development activity which could be their rural civic center.

Mr. Allen said exactly, but he was just wondering if Council would support that like they support other projects in this county. That would be the only carrot on the stick that would help him to possibly consider it. His other thought was did he know how much of that half value of salvage material would be out of that 125% when it comes to that point.

Mr. Jordan said for discussions with them last year they estimated salvage value was almost equal to the actual cost.

Mr. Allen asked who would actually buy that material and salvage it on there because as Mr. Vaught said, currently there was no landfill across this country that would accept those items. He had the opportunity to visit a lot of areas across the country because a lot of these wind farms and solar projects are done on large agricultural plots. He had actually had to fly around and through a lot of them and almost every land owner that he had spoken to that had engaged in something like that within the last ten years were sorry that they actually did because some of these outfits are known to get these large government grants and come along in their snake oil wagon and sell this to the farmer or whomever it is there, tie their land up on a long term lease, pay them just slightly more than what the agriculture income would be, and then in 4, 5, or 10 years when all these things need upgrading which was extremely expensive and there was no place to put the old items because there was not a landfill out there that would accept them. You had cement foundations, panels with all sorts of chemicals in them, and a lot of big lead batteries around because they have to have a way to store that power. There has to be another main line run close to these areas because they are not able to store that power on these long stretches of cloudy days so they have to feed the lines. So there was a lot of infrastructure there that has to be placed and he didn't want to take that risk of having his grandchildren having to pay to clean it up. It was something... It was always easy for them to look at the dollar and think yes, we will be able to get that money. Well if Council would allow all that funding to go towards a worthy project inside of District 11 would that be more meaningful for the people out there who would be near it. Would that be more meaningful for the future citizens of the region in Horry County, but sometimes the money, that carrot on the stick, may be good for the moment but it was not good for long term.

Mr. Prince said they did not have any type track record of what happens down the road with these materials that have to be discarded. They just have no track record and a lot of unanswered things about the panels and all.

Mr. Jordan said in Horry County they did not. It was relatively young solar farms in South Carolina but if you go to more western states they have been around for a long time.

Chairman Gardner asked if this particular company had a track history that they could follow up on and see how they had been responsible.

Mr. Jordan said he thought they were in 28 counties in the state.

Chairman Gardner said he was trying to say...

Mr. Jordan (inaudible) over ten years.

Chairman Gardner said yes.

Mr. Jordan said not this company. One of the other companies that had approached him had offered to bring an engineer here to speak with them. That was just done at the end of the prior week.

Chairman Gardner said that would be good but they would also want to know if there was a history there that they could look at and say company XYZ did this 8 years ago. They replaced everything every 5 years. They had no problem with it, or they left that county with a big pile of junk. That was something they would want to know about he thought.

Mr. Servant asked what the property taxes would be annually post improvements without the fee in lieu.

Mr. Jordan said it would be approximately, he didn't know, probably four times the amount.

Mr. Servant said \$2 million.

Mr. DiSabato said to the current taxes. Four times what they were currently...

Mr. Jordan said no. What they were paying, the current taxes were less than \$30,000.

Mr. Bellamy said he concurred with all the other statements made by the Council Members but in reading some information what he was concerned about was the hazardous materials. And more specifically some of the materials that it uses, lead, copper and zinc. They knew lead was very lethal and very poisonous so that was his concern about the materials, the chemical compositions that these materials are made from for solar panels.

Chairman Gardner said that would be part of the follow up to see how they dispose of this if necessary.

Mr. Crawford asked if they had any way to, there was no plan in place to dispose of the material.

Mr. Jordan said the disposal of the material would be on the landowner or the promoter of the solar.

Mr. Crawford said okay.

Mr. Jordan said the bond in place with the letter of credit after ten years would be if everybody went away and the county got caught holding the bag.

Mr. Crawford said he did share Messrs. Vaught and Allen's concerns about some of these environmental issues. **He thought maybe they should consider that moving forward or maybe they should send it back to transportation to discuss further the disposal of this apparatus and maybe to entertain Councilman Allen's proposal regarding sending the funding to District 11, seconded by Mr. Servant.**

Mr. DiSabato said he would second that.

The motion to defer to the transportation committee was unanimously passed.

ANNOUNCEMENTS: None.

MEMORIAL DEDICATION: Corporal Michael Ambrosino; Foris Jean King; Eugene Baxley; Reverend Earl Nobles; Willie Paul McDowell; Billy Matthews, Sr.; Jessica Hughes; Nell Walters Brown; and Jessie Baldwin.

UPCOMING MEETINGS: Regular Council meetings – Sept 15, 6:00 p.m.; I & R Committee – September 22, 9 a.m.; Public Safety Committee – Sept 8, 9:00 a.m.; Transportation/Econ Dev Committee – Sept 10, 2:00 p.m.; Administration Committee – September 22, 2:00 p.m.; and Workshop on Mining Ordinance – September 29, 2 p.m.

EXECUTIVE SESSION: None.

ADJOURNMENT: With no further business, Mr. Prince moved to adjourn at approximately 6:56 p.m., seconded by Mr. DiSabato. The motion was unanimously passed. The meeting was adjourned in memoriam of Corporal Michael Ambrosino, Foris Jean King, Eugene Baxley, Reverend Earl Nobles, Willie Paul McDowell, Billy Matthews, Sr., Jessica Hughes, Nell Walters Brown, and Jessie Baldwin.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

Ordinance 78-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 3960000029 (PORTION) FROM COMMERCIAL FOREST AGRICULTURE (CFA) TO CONVENIENCE & AUTO-RELATED SERVICES (RE3)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Commercial Forest Agriculture (CFA) to Convenience & Auto-related Services (RE3) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1) **Amendment of Official Zoning Maps of Horry County:** Parcel(s) of land identified by PIN 3960000029 (Portion) and currently zoned Commercial Forest Agriculture (CFA) is herewith rezoned to Convenience & Auto-related Services (RE3).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this 15th day of September, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1	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	

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: August 18, 2020
Second Reading: September 1, 2020
Third Reading: September 15, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Sembler Florida Inc (Energov # 049698)	Rezoning Request #	2020-07-007
PIN #	39600000029 (Portion)	County Council District #	2 - Howard
Site Location	Southwest corner of Carolina Forest Blvd & River Oaks Dr in Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	Landbank LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	25.68

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA	Flood and Wetland Information (proposed FEMA maps)	X	MRD3	PDD	PDD
Proposed Zoning	RE3	Public Health & Safety (EMS/fire) in miles	1.24	MRD3	Subject Property	HC
Proposed Use	Mixed use residential, commercial, office, mini storage, etc	Utilities	Public	MRD3	PDD	HC
		Character of the Area	Residential/ Commercial			

COMMENTS

Comprehensive Plan District: Suburban	Overlay/Area Plan:
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Discussion: The applicant has requested to rezone a portion of the parcel from CFA to RE3 to allow a mixture of residential, commercial, office and mini-storage uses. RE3 is intended to provide opportunities to locate and develop businesses that meet the convenience shopping and service needs of the community. Adjacent development consists of several residential subdivisions and Towne Centre Commons which is a mixture of commercial and residential uses. Phase 17 of the Parks at Carolina Forest is directly adjacent to the proposed rezoning which consists of the 276 multi-family units. This parcel is in close proximity to a designated Community Activity Center where future land use should promote development with internal connectivity between commercial, office and residential developments.

Public Comment: 8/7/2020 There was no public input. Walter Warren was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 4,500	Existing Road Conditions	County, paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	4,000 / 4,000	Rd, Station, Traffic AADT (2019) % Road Capacity	CF Blvd, Station (County Rd) 19,700 AADT 55-60%
Proposed Improvements			

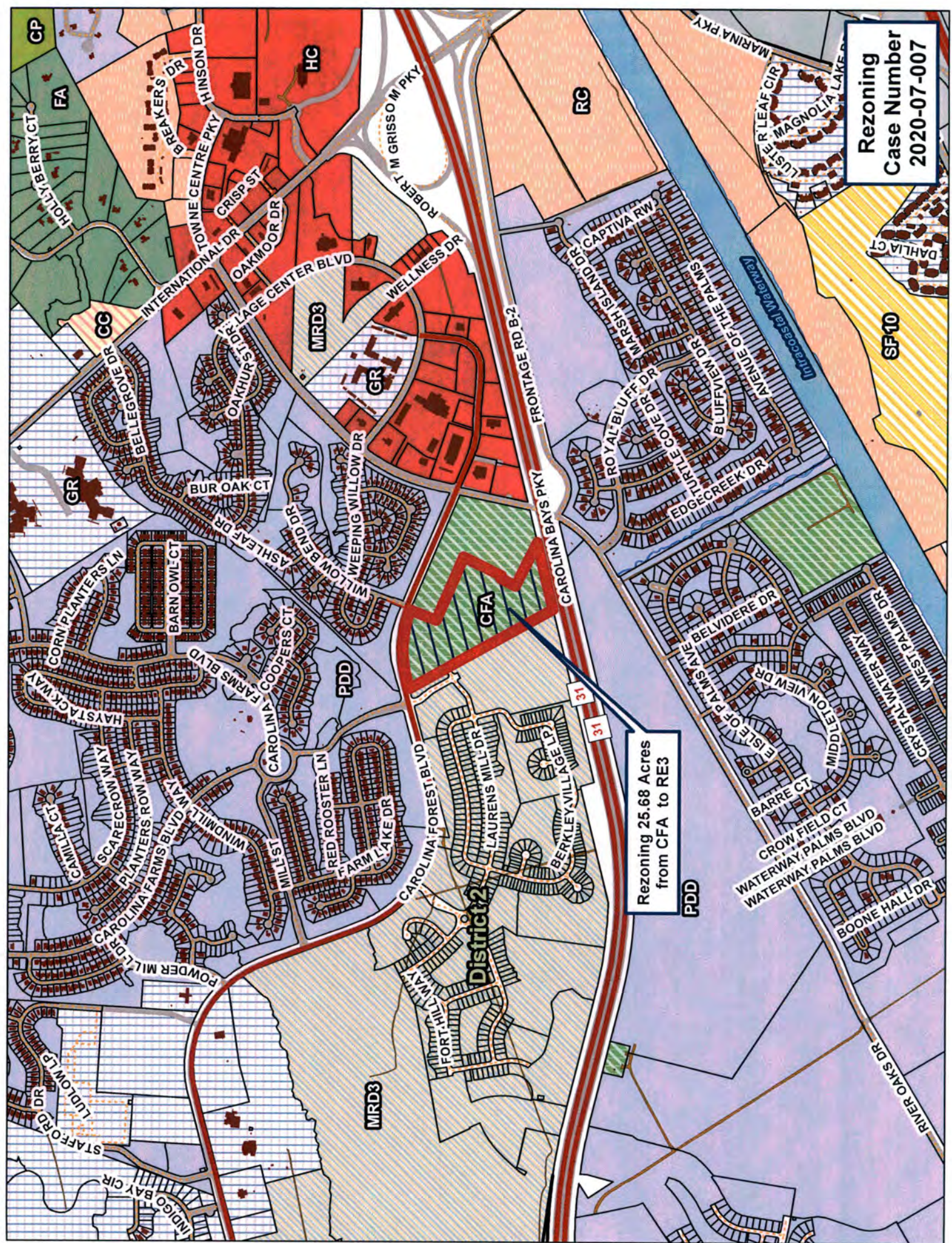
DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE3	CFA Res/Comm	MRD3 Phase 17, Parks @ CF	PDD Berkshire Village Multi-Family	PDD Willows @ Bellegrove	HC
Min. Lot Size (in square feet)	10,000	21,780 / 43,560	1 acre	N/A	5,000	10,000
Front Setback (in feet)	60	25 / 60	25	20	20	50
Side Setback (in feet)	10	10 / 25	15	7.5	5	10
Corner Side Setback (in feet)	50	15 / 37.5	15	11.25	7.5	50
Rear Setback (in feet)	15	15 / 40	20	10	10	15
Bldg. Height (in feet)	48	35	120	65	35	120

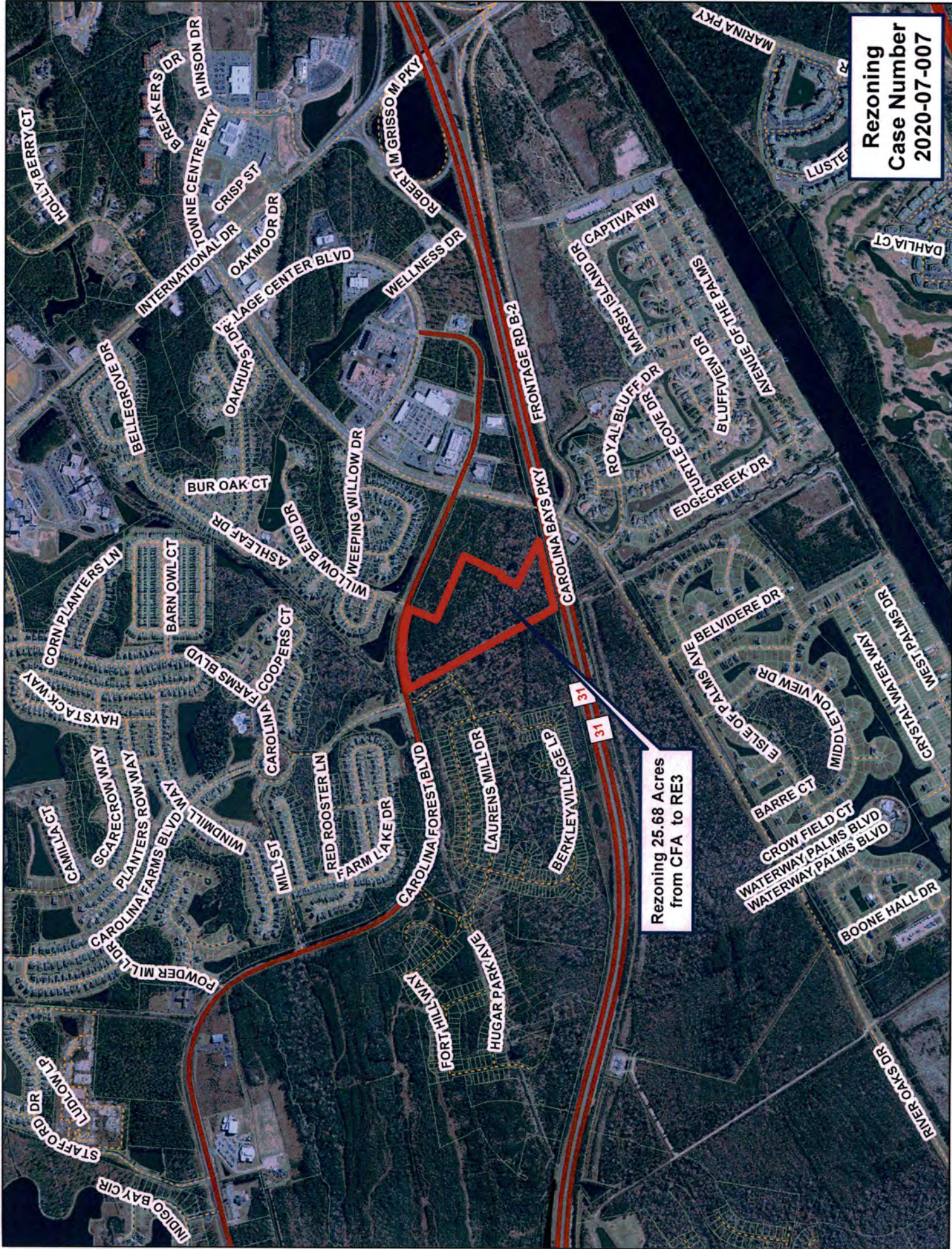
Setback Comments:

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 64 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

Rezoning
Case Number
2020-07-007



Rezoning
Case Number
2020-07-007



Rezoning 25.68 Acres
from CFA to RE3

HOLLYBERRY CT

BEAKERS DR

HINSON DR

DOYNE CENTRE PKY

CRISP ST

OAKMOOR DR

ROBERT M GRISSO M PKY

WELLNESS DR

FRONTAGE RD B-2

CAROLINA BAYS PKY

CAPTIVA RW

MARSH ISLAND DR

ROYAL BLUFF DR

TURTLE COVE DR

AVENUE OF THE PALMS

DAHLIA CT

INTERNATIONAL DR

OAKHUR ST DR

LAGE CENTER BLVD

BELLE ROVE DR

BUR OAK CT

WEEPING WILLOW DR

WILLOW BEND DR

EDGE CREEK DR

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CORN PLANTERS LN

BARN OWL CT

ASHLEAF DR

WINDMILL WAY

COOPERS CT

RED ROOSTER LN

FARM LAKE DR

CAROLINA FOREST BLVD

LAURENS MILL LDR

BERKLEY VILLAGE LP

31

13

31

31

31

31

HAYSTACK WAY

SCARECROW WAY

PLANTERS ROW WAY

CAROLINA FARMS BLVD

WINDMILL WAY

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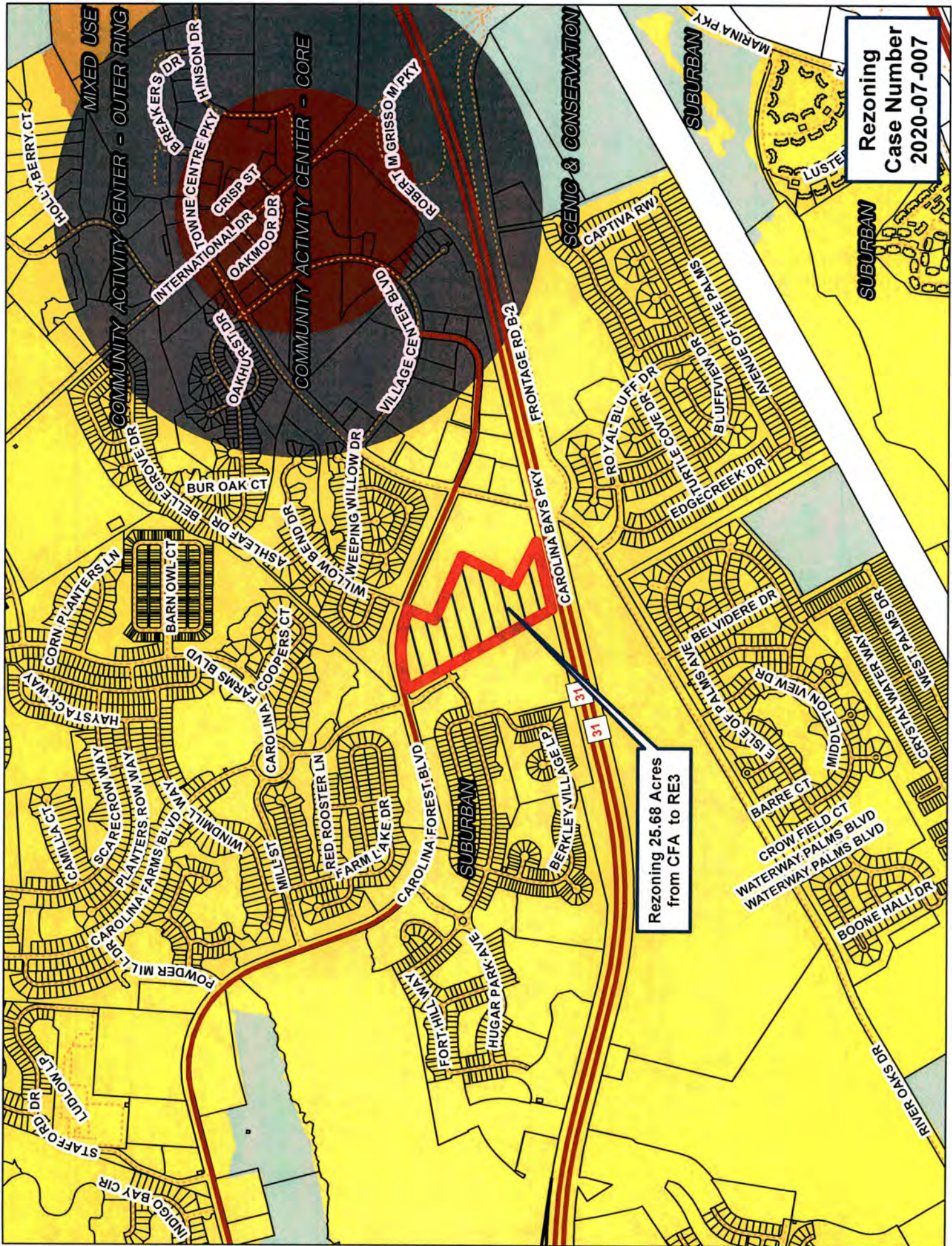
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Rezoning
Case Number
2020-07-007



Rezoning 25.68 Acres
from CFA to RE3

MIXED USE

COMMUNITY ACTIVITY CENTER - OUTER RING

COMMUNITY ACTIVITY CENTER - CORE

SCENIC & CONSERVATION

SUBURBAN

SUBURBAN

SUBURBAN

RIVER OAKS DR

HOLLYBERRY CT

BRACKERS DR

HINSON DR

JOHNE CENTRE PKY

CRISP ST

INTERNATIONAL DR

OAKMOOR DR

OAKHURST DR

VILLAGE CENTER BLVD

ROBERT M GRISSO M PKY

FRONTAGE RD B-2

CAROLINA BAYS PKY

CAPTIVA RW

ROYAL BLUFF DR

LITTLE COVE DR

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INDIGO BAY CIR

STAFFORD DR

LUDLOW DR

POWDER MILL DR

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

Ordinance 79-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 34600000024 & 34600000025 FROM COMMERCIAL FOREST AGRICULTURE (CFA) TO MULTI-RESIDENTIAL TWO (MRD2)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Commercial Forest Agriculture (CFA) to Multi-Residential Two (MRD2) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 34600000024 & 34600000025 and currently zoned Commercial Forest Agriculture (CFA) is herewith rezoned to Multi-Residential Two (MRD2).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this 15th day of September, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1	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	

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: August 18, 2020
Second Reading: September 1, 2020
Third Reading: September 15, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	G3 Engineering (Energov # 49697)	Rezoning Request #	2020-07-006
PIN #	34600000024 & 34600000025	County Council District #	9 - Prince
Site Location	Hwy 90 in Longs	Staff Recommendation	Approval
Property Owner Contact	Lynell Thompson Builders LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	46.9

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA	Flood and Wetland Information (proposed FEMA maps)	A (AE flood zone)	HC	CFA	CFA
Proposed Zoning	MRD2	Public Health & Safety (EMS/fire) in miles	3.94	PDD	Subject Property	CFA
Proposed Use	Residential	Utilities	Public	PDD	CFA	CFA
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District:	Overlay/Area Plan:
-------------------------------------	---------------------------

Discussion: : The applicant has requested to rezone a portion of the parcels to the MRD2 zoning district for a single family subdivision. The proposed MRD is designed to be 123 single family units on a 46.9 acre parcel for a gross density of 2.62 du/ac. The proposed minimum lot size is 7,000 sq. ft. The project proposes a single access onto SC-90 and two stub outs for internal connection of future development. The applicant has utilized community gardens, sidewalks, and increased open space as sustainable criteria. This request is bordered by 86.65 acres of jurisdictional wetlands, however only 1.74 acres of wetlands is included in the portion being rezoned. On the western side of this request a portion of the property is within the AE Flood Zone. The lots are proposed outside of the regulatory flood zone and outside of wetland buffers. The project will need a design modification for the number of units being served by single point of access. The design modification was approved with conditions on 8/6/2020.

Public Comment: 8/6/2020 April O'Leary spoke in favor of the request regarding the incorporation of sustainable development criteria and no lots being proposed within the flood zone. Her only concern was the buffer between the commercial and residential. William Janssen, Wally Davidson, and Tammy Baker spoke in opposition to the request. Their concerns were flooding and traffic. Felix Pitts was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 750	Existing Road Conditions	State, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	984 / 984	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 90, Station (225) 12,300 AADT 70-75%
Proposed Improvements			

DIMENSIONAL STANDARDS

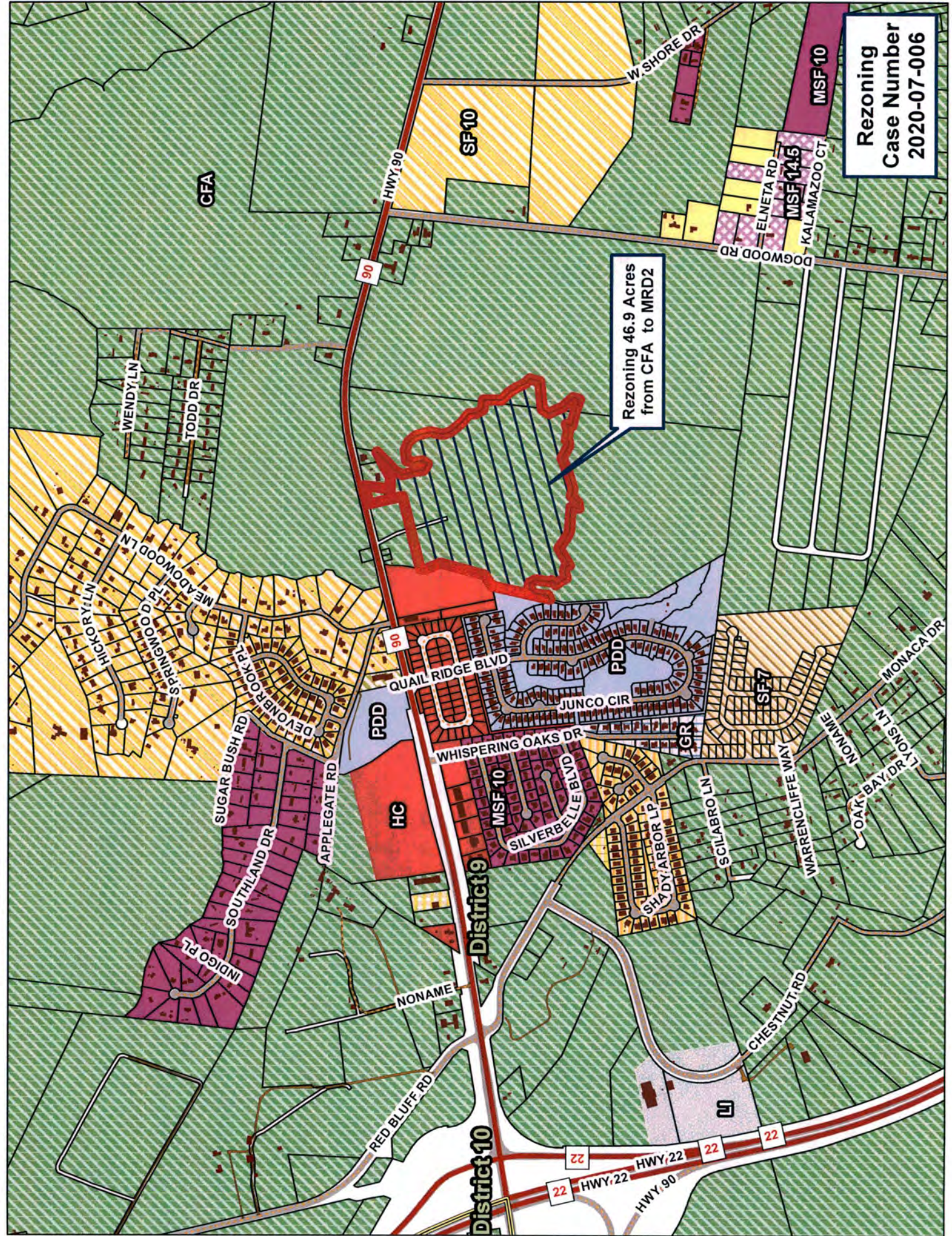
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD2	CFA Res/ Comm	PDD Wakefield	CFA Res/Comm	HC	
Min. Lot Size (in square feet)	5,000	21,780 / 43,560	6,000	21,780 / 43,560	6,000	
Front Setback (in feet)	15	25 / 60	20	25 / 60	20	
Side Setback (in feet)	5	10 / 25	5	10 / 25	10	
Corner Side Setback (in feet)	15	15 / 37.5	7.5	15 / 37.5	15	
Rear Setback (in feet)	10	15 / 40	15	15 / 40	15	
Bldg. Height (in feet)	40	35	30	35	35	

Setback Comments:

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 58 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

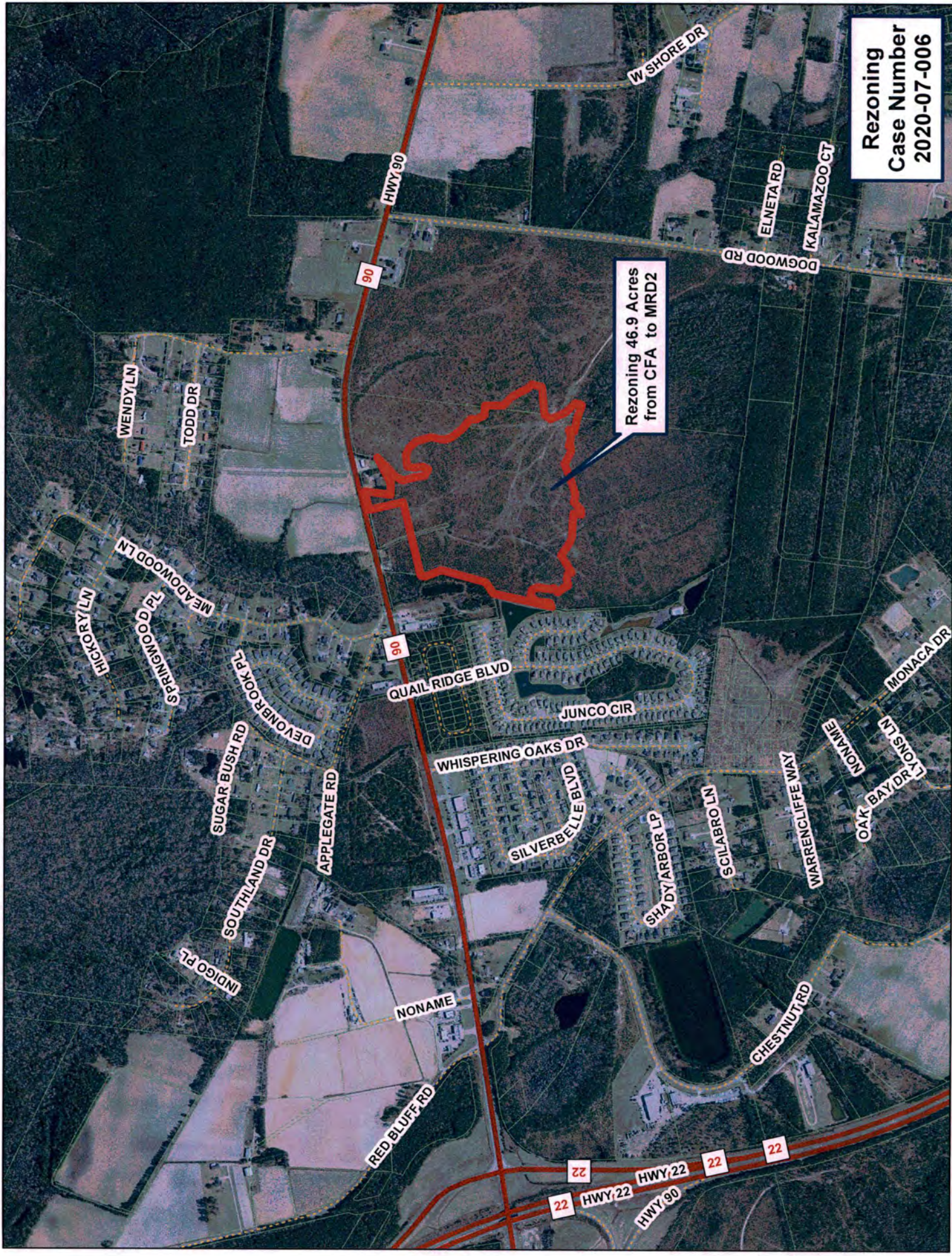
Rezoning Case Number
2020-07-006

Rezoning 46.9 Acres
from CFA to MRD2



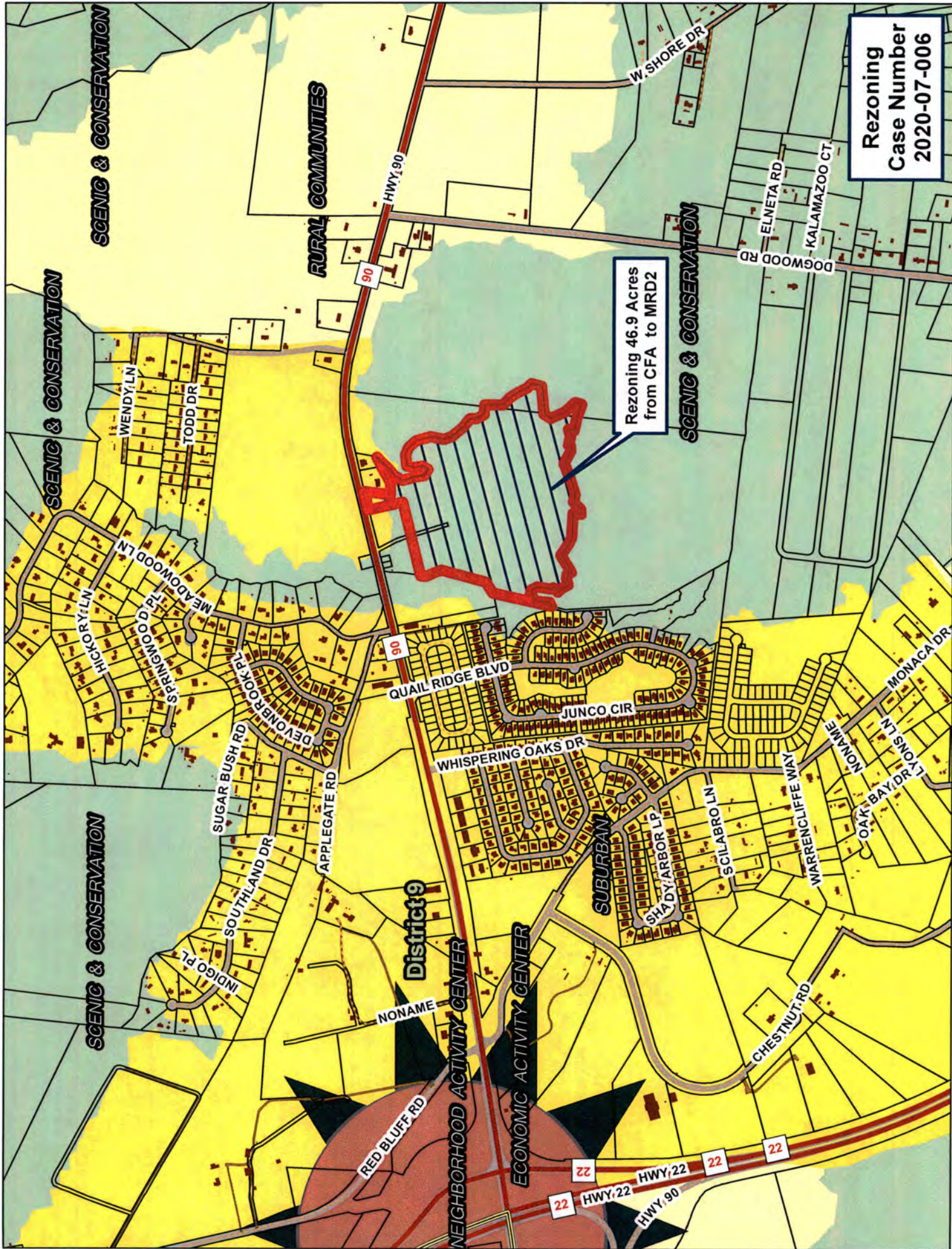
Rezoning
Case Number
2020-07-006

Rezoning 46.9 Acres
from CFA to MRD2



Rezoning
Case Number
2020-07-006

Rezoning 46.9 Acres
from CFA to MRD2



SCENIC & CONSERVATION

RURAL COMMUNITIES

SCENIC & CONSERVATION

SCENIC & CONSERVATION

SCENIC & CONSERVATION

District 9

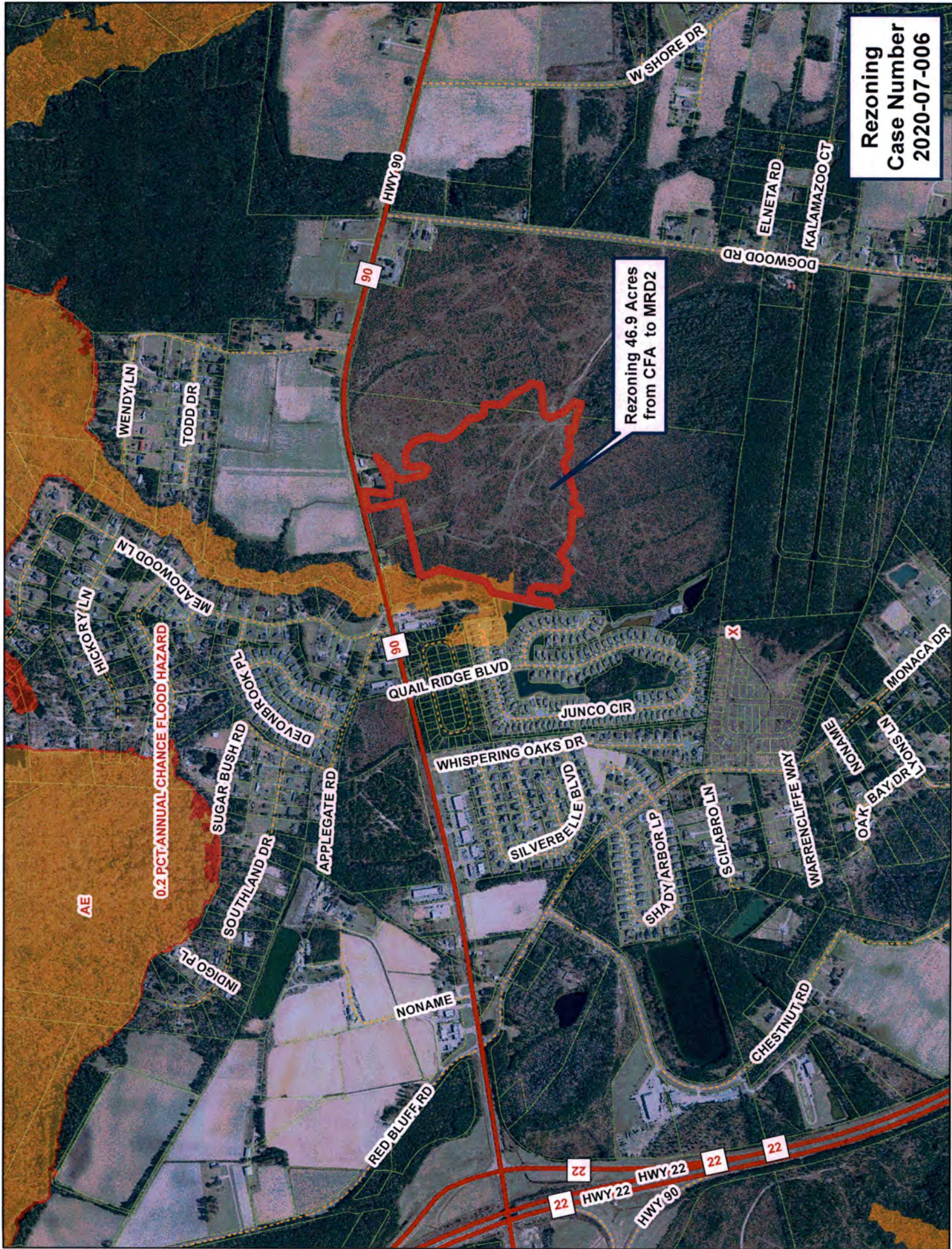
NEIGHBORHOOD ACTIVITY CENTER

ECONOMIC ACTIVITY CENTER

SUBURBAN

Rezoning
Case Number
2020-07-006

Rezoning 46.9 Acres
from CFA to MRD2



AE

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

HWY 90

HWY 22

W SHORE DR
ELNETA RD
KALAMAZOO CT
DOGWOOD RD
WENDY LN
TODD DR
HICKORY LN
MEADOWOOD LN
DEVON OAK PL
SUGAR BUSH RD
SOUTHLAND DR
INDIGO PL
NONAME
RED BLUFF RD
QUAIL RIDGE BLVD
JUNCO CIR
WHISPERING OAKS DR
SILVER BELLE DR
SHADY ARBOR LP
SCILABRO LN
WARRENCLIFFE WAY
MONACA DR
OAK BAY DR
NONAME

Wetland Delineation/Determination
Lyndell Thompson Hwy 90 Tract

Dogwood Neck Township,
 Horry County, South Carolina
 Tax Map Number 128-00-08-005 & 007

Area Summary:

Jurisdictional Wetlands	89.55
Non-Jurisdictional Wetlands	17.07
Critical Area Wetlands/Section 10	0.00
Uplands	126.52
Total	218.14

Notes
 1. Potential wetland/non-wetland areas depicted here on have not been verified by the US Army Corps of Engineers. Areas depicted as wetlands were identified using the 1987 Wetland Delineation Manual in conjunction with the Atlantic and Gulf Coastal Plain Region Supplement. Prior to any land disturbing activities, a final jurisdictional determination should be obtained from the US Army Corps of Engineers.

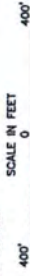
2. Boundary information taken from Horry County GIS/Tax Parcel information.
 3. Onsite inspection was conducted on 4-8 & 4-10-19.

Legend

- Line Legend**
- Boundary
 - Adjacent Boundary
 - Right of Way
 - Jurisdictional Ditch
 - Non-Jurisdictional Ditch
 - Dirt Road
 - Bulkhead
- Hatch Legend**
- Jurisdictional Wetland
 - Non-Jurisdictional Wetland
 - Critical Area/Section 10
- Symbol Legend**
- Data Point
 - Photo Point
 - Property Corner

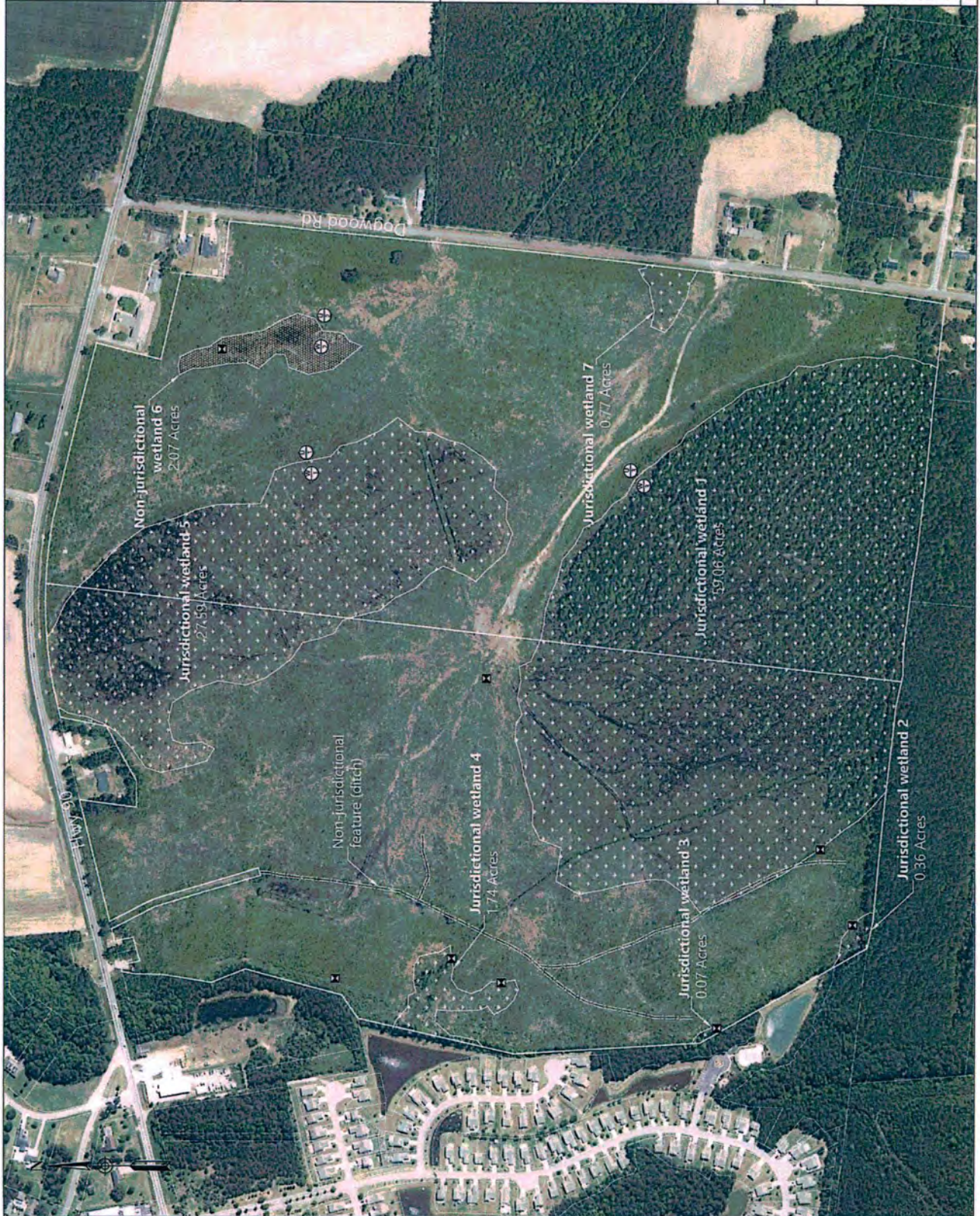
Prepared For: Emory Thompson
 Job #: 05984-19053
 Date: 4-16-19

Graphic Scale



the **BRIGMAN**
COMPANY
 wetland consulting - forest management

P.O. Box 1532 - Conway, SC 29528 - p(843) 248-9388 (f843) 248-9596



COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

Ordinance 80-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 18712020038 & 18712020027 FROM RESIDENTIAL (SF20) TO RESIDENTIAL (SF14.5)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (SF20) to Residential (SF14.5) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1) **Amendment of Official Zoning Maps of Horry County:** Parcel(s) of land identified by PIN 18712020038 & 18712020027 and currently zoned Residential (SF20) is herewith rezoned to Residential (SF14.5).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this 15th day of September, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1	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	

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: August 18, 2020
Second Reading: September 1, 2020
Third Reading: September 15, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	W. Paul Prince (Energov # 049648)	Rezoning Request #	2020-07-004
PIN #	18712020038 & 18712020027	County Council District #	10 - Hardee
Site Location	Corner of Scenic Dr and Hwy 701 S in Loris	Staff Recommendation	Approval
Property Owner Contact	W. Paul Prince	PC Recommendation	Approval 6:3
		Size (in acres) of Request	3.47

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF20	Flood and Wetland Information (proposed FEMA maps)	X	CFA	CFA	CFA
Proposed Zoning	SF14.5	Public Health & Safety (EMS/fire) in miles	2.02	SF20	Subject Property	SF20
Proposed Use	Residential	Utilities	Public	SF20	SF20	SF20
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Rural Communities	Overlay/Area Plan:
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Discussion: The applicant has requested to rezone the parcel to Residential (SF 14.5) to allow for the subdivision of the properties into 14,500 sq. ft. lots. Zoning districts in the near vicinity are predominately SF20 and CFA with a minimum lot size of half an acre (approx. 20,000 sq.ft). The subject parcels is designated as Rural Communities in the Future Land Use map with a proposed minimum lot size of 14,500 sq. ft. Within the immediate SF20 neighborhood, a row of parcels along Scenic Drive are of a substandard size (approx. 13,500 sq. ft).

Public Comment: 8/6/2020 Mark Berger spoke in opposition to the request. His concerns were traffic, drainage, flooding and density. The applicant was not present.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	56 / 56	Existing Road Conditions	State, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	80 / 80	Rd, Station, Traffic AADT (2019) % Road Capacity	US 701, Station (189) 7,600 AADT 45-50%
Proposed Improvements			

DIMENSIONAL STANDARDS

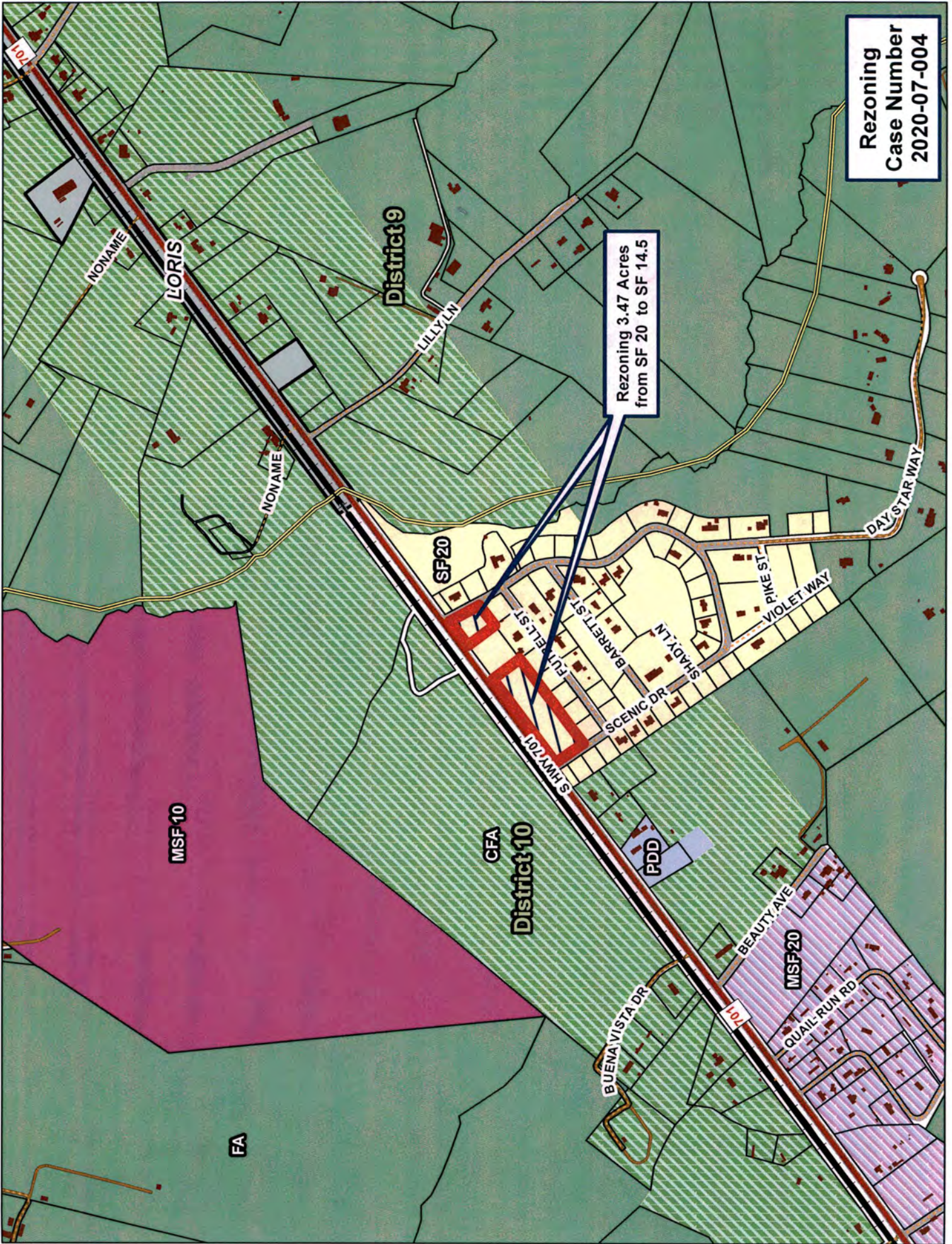
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF14.5	SF20	CFA	SF20		
Min. Lot Size (in square feet)	14,500	20,000	21,780 / 43,560	20,000		
Front Setback (in feet)	25	40	25 / 60	40		
Side Setback (in feet)	10	15	10 / 25	15		
Corner Side Setback (in feet)	15	22.5	15 / 37.5	22.5		
Rear Setback (in feet)	15	25	15 / 40	25		
Bldg. Height (in feet)	35	35	35	35		

Setback Comments:

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 16 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

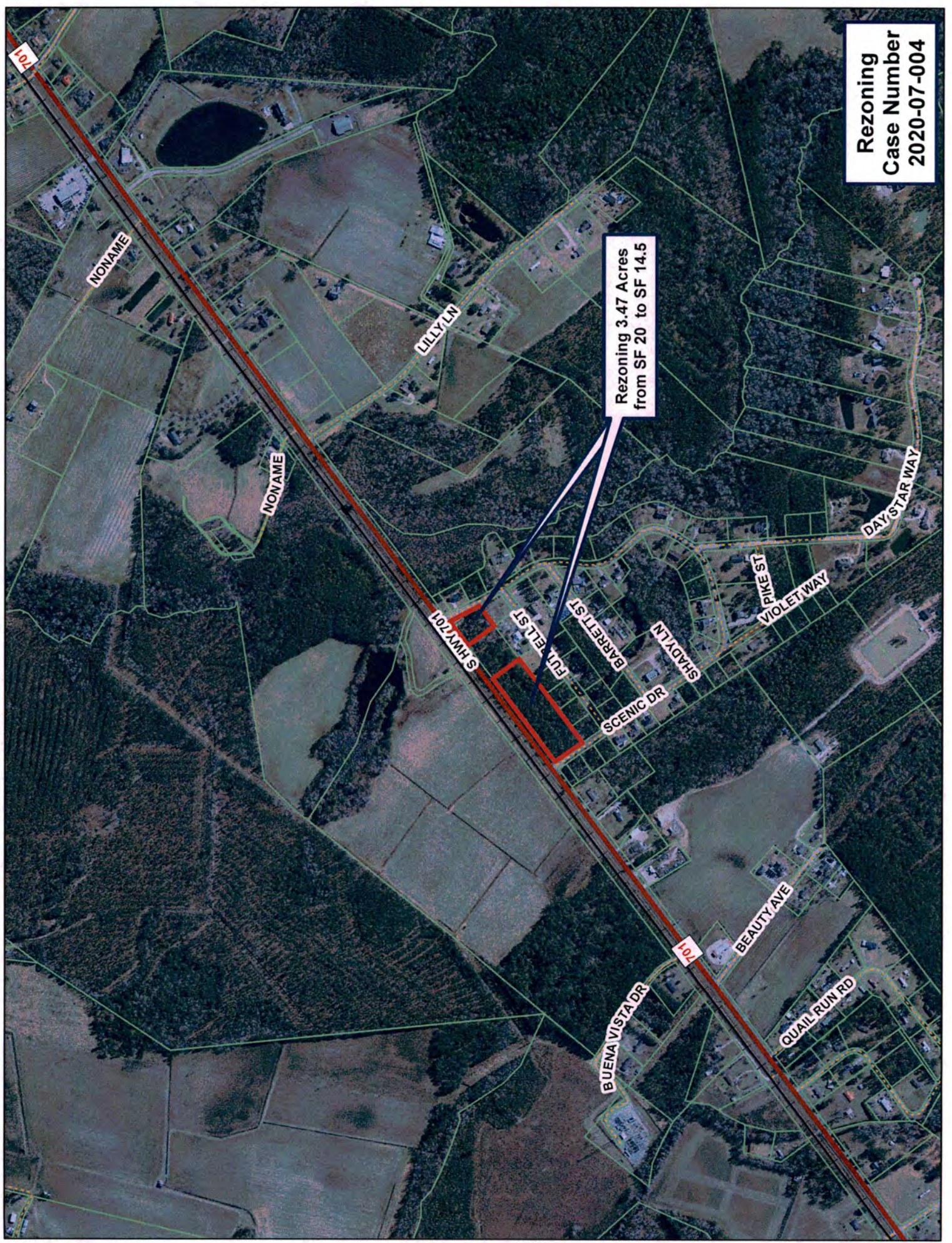
Rezoning
Case Number
2020-07-004

Rezoning 3.47 Acres
from SF 20 to SF 14.5



Rezoning Case Number
2020-07-004

Rezoning 3.47 Acres
from SF 20 to SF 14.5



NO NAME

NO NAME

LILLY LN

SHWARTZ LN

FUNNEL ST

BARRETT ST

SHADY LN

SCENIC DR

PIKE ST

VIOLET WAY

DAYSTAR WAY

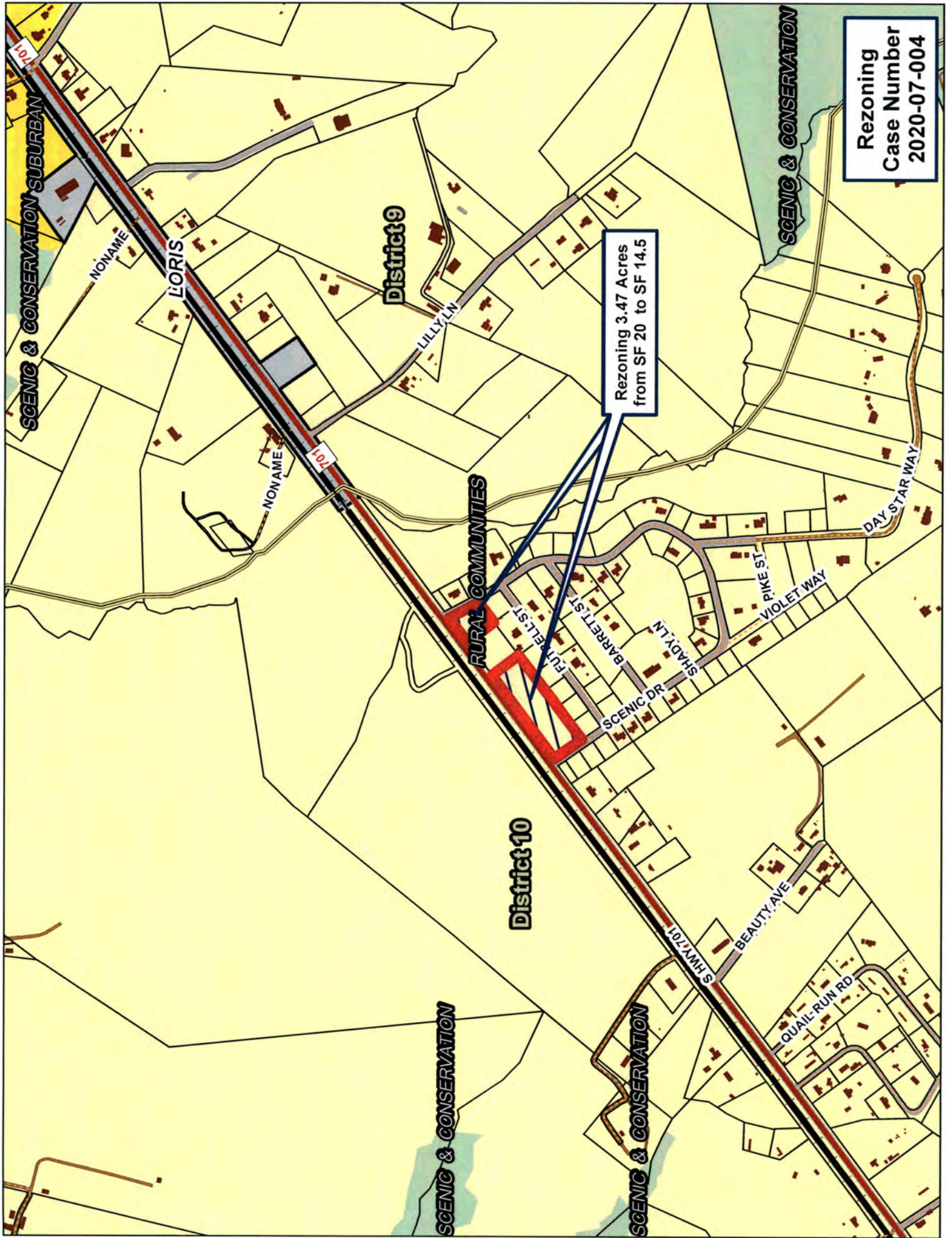
BUENA VISTA DR

BEAUTY AVE

QUAIL RUN RD

701

701



Rezoning
Case Number
2020-07-004

Rezoning 3.47 Acres
from SF 20 to SF 14.5

District 9

District 10

RURAL COMMUNITIES

SCENIC & CONSERVATION SUBURBAN

SCENIC & CONSERVATION

SCENIC & CONSERVATION

SCENIC & CONSERVATION

NONAME

LORIS

LILLY LN

NONAME

FUNFELL ST

BARRETT ST

SHADY LN

SCENIC DR

VIOLET WAY

DAY STAR WAY

BEAUTY AVE

QUAL-RUN RD

SHMY701

COUNTY OF HORRY

)
)
)

Ordinance 81-2020

STATE OF SOUTH CAROLINA

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 22711020003 FROM MOBILE HOME PARK (MHP) TO RESIDENTIAL (MSF20)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Mobile Home Park (MHP) to Residential (MSF20) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 22711020003 and currently zoned Mobile Home Park (MHP) is herewith rezoned to Residential (MSF20).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this 15th day of September, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Dennis DiSabato, District 3
Tyler Servant, District 5
Orton Bellamy, District 7
W. Paul Prince, District 9
Al Allen, District 11

Bill Howard, District 2
Gary Loftus, District 4
Cam Crawford, District 6
Johnny Vaught, District 8
Danny Hardee, District 10

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: August 18, 2020
Second Reading: September 1, 2020
Third Reading: September 15, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Impact Consulting / Lacy Cannon (Energov # 049675)	Rezoning Request #	2020-07-005
PIN #	22711020003	County Council District #	10 - Hardee
Site Location	Eagle Ridge Ln in Loris	Staff Recommendation	Approval
Property Owner Contact	John Terry Hucks	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	5.62

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	MHP	Flood and Wetland Information (proposed FEMA maps)	X	MSF40	FA	FA
Proposed Zoning	MSF20	Public Health & Safety (EMS/fire) in miles	2.65	MSF40	Subject Property	FA
Proposed Use	Residential – Subdivide into .5 acre lots	Utilities	Septic	MSF40	MSF40	MSF40
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Rural	Overlay/Area Plan: None
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Discussion: Applicant has requested to rezone to Residential (MSF20) to allow for the subdivision of the parcel into 0.5 acre lots. The surrounding zoning is a mixture of SF40 and FA. Although much of the surrounding property is comprised of 1 acre of larger lots the FA zoning does allow for 0.5 acre lots and in the near vicinity are some substandard 0.5 acre SF40 lots. Currently zoned for Mobile Home Park (MHP) the property is undeveloped and is utilized to grow timber.

Public Comment:8/6/2020 There was no public input. The applicant was not present.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 210	Existing Road Conditions	County, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	96 / 96	Rd, Station, Traffic AADT (2019) % Road Capacity	S-139, Station (591) 800 AADT 5-10%
Proposed Improvements			

DIMENSIONAL STANDARDS

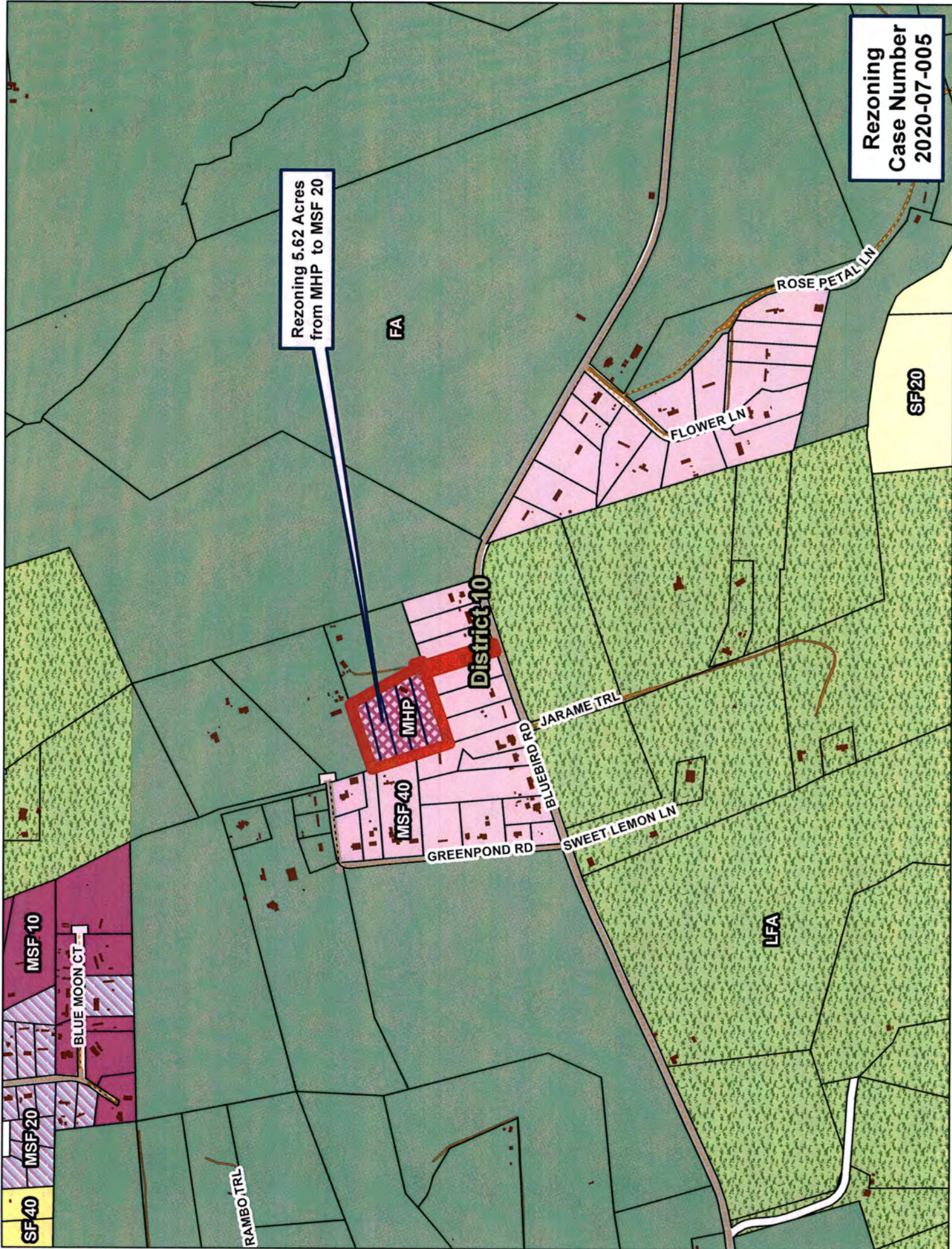
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF20	MHP	MSF40	FA		
Min. Lot Size (in square feet)	20,000	5 acres	40,000	21,780 / 43,560		
Front Setback (in feet)	40	See comments	50	25 / 60		
Side Setback (in feet)	15	See comments	20	10 / 25		
Corner Side Setback (in feet)	22.5	See comments	30	15 / 37.5		
Rear Setback (in feet)	25	See comments	30	15 / 40		
Bldg. Height (in feet)	35	35	35	35		

Setback Comments: External Park Setbacks: All mobile homes shall meet a setback of thirty-five (35) feet from any public roadway and twenty-five (25) feet from any external park boundary.
Internal Park Setbacks: All units must be separated at least twenty (20) feet from any other unit or roadway within the mobile home park.

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 24 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

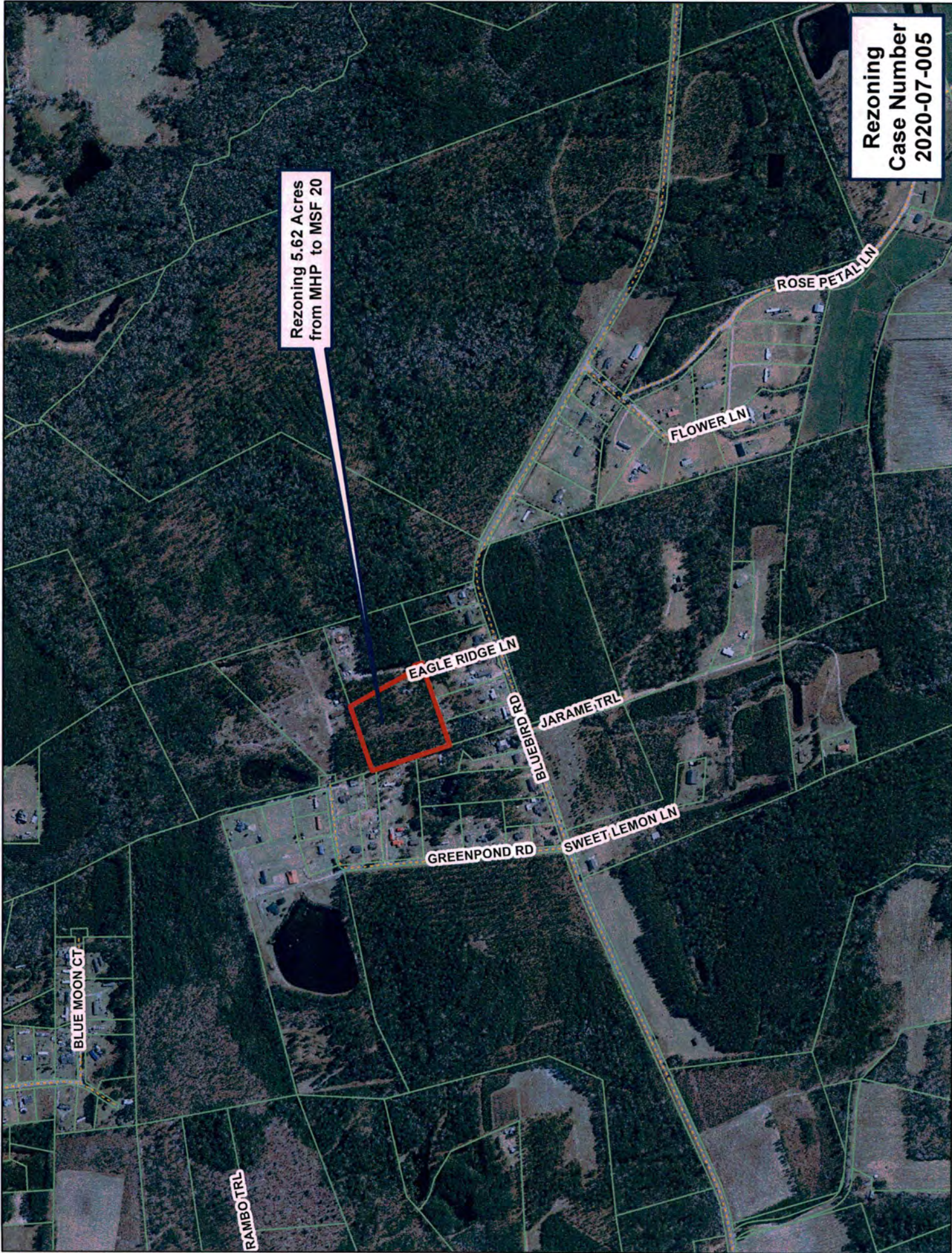
Rezoning
Case Number
2020-07-005

Rezoning 5.62 Acres
from MHP to MSF 20



Rezoning
Case Number
2020-07-005

Rezoning 5.62 Acres
from MHP to MSF 20



Rezoning
Case Number
2020-07-005

SCENIC & CONSERVATION

Rezoning 5.62 Acres
from MHP to MSF 20

District-10

RURAL

BLUE MOON CT

RAMBO TRL

GREENPOND RD

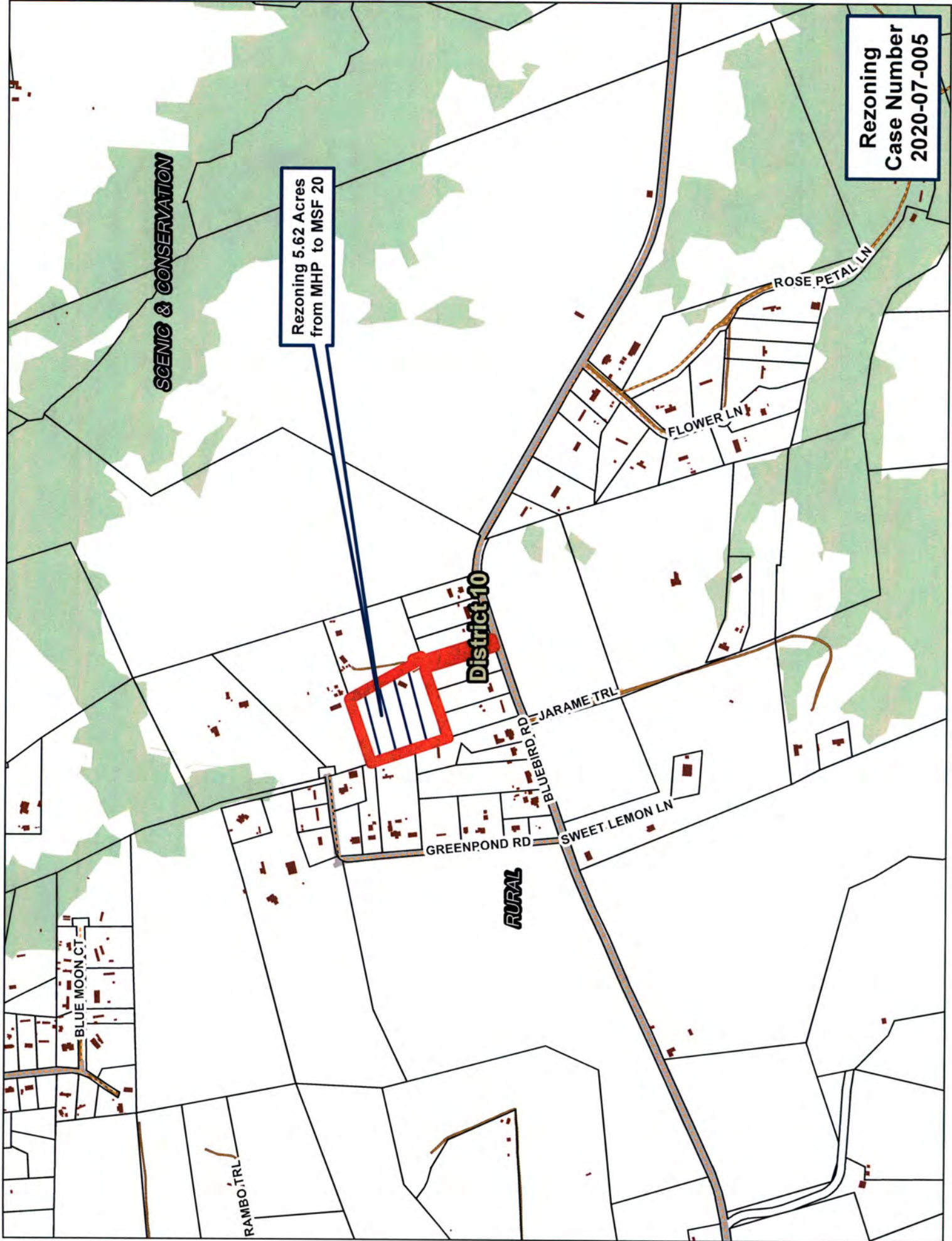
JARAME TRL

SWEET LEMON LN

BLUEBIRD RD

FLOWER LN

ROSE PETAL LN



COUNTY OF HORRY)

)
)
)

Ordinance 82-2020

STATE OF SOUTH CAROLINA

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 34400000039 (PORTION) FROM COMMERCIAL FOREST AGRICULTURE (CFA) TO MULTI-RESIDENTIAL ONE (MRD1)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 34400000039 (Portion) and currently zoned Commercial Forest Agriculture (CFA) is herewith rezoned to Multi-Residential One (MRD1).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this 15th day of September, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1	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	

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: August 18, 2020
Second Reading: September 1, 2020
Third Reading: September 15, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Venture Engineering Inc (Energov # 049706)	Rezoning Request #	2020-07-008
PIN #	34400000039 (Portion)	County Council District #	10 – Hardee
Site Location	SC 90 near Old Reaves Ferry Rd in Conway	Staff Recommendation	Approval
Property Owner Contact	Canebrake Plantation LLC	PC Recommendation	Approval 8:1
		Size (in acres) of Request	81.36

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA	Flood and Wetland Information (proposed FEMA maps)	X (0.2% Annual Chance Flood Hazard & AE flood zone)	CFA	CFA	CFA
Proposed Zoning	MRD1	Public Health & Safety (EMS/fire) in miles	1.49	CFA	Subject Property	CFA
Proposed Use	Residential	Utilities	Public	CFA	MRD1	CFA
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District:	Overlay/Area Plan:
-------------------------------------	---------------------------

Discussion: The applicant is requesting to rezone to allow residential development. The project has been referenced as phase 3 of Cranebrake Plantation. The project consists of 97 units with one point of access through Phase 2 of Fox Rae Farms and will include increased open space, community garden and design with trees as sustainable criteria. The first two phases of Fox Rae Farms were rezoned by cases 2018-11-006 & 2019-05-004 and consisted of 80.23 acres with 160 single family detached units and utilized community gardens, sidewalks, and increased open space as sustainable criteria. Collectively, the developments would consist of 260 units with a gross density of 1.60 units/ac. Directly adjacent to Fox Rae Farms on the West, 2019-06-003 was approved and established 108.6 acres of MRD1 consisting of 58 units single family detached development with a gross density of 0.5 du/ac.

The project will need a design modification to allow the use of a 50' R/W to serve as the only access for 115 lots and to authorize a dead-end in excess of 1,800 lf. The design modification was approved with conditions on 8/6/2020.

Public Comment: 8/6/2020 April O'Leary & Tammy Baker spoke in opposition to the request. Their concerns were drainage, flooding, and traffic. Steve Powell was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 320	Existing Road Conditions	County, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	800 / 800	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 90, Station (224) 13,300 AADT 80-85%
Proposed Improvements			

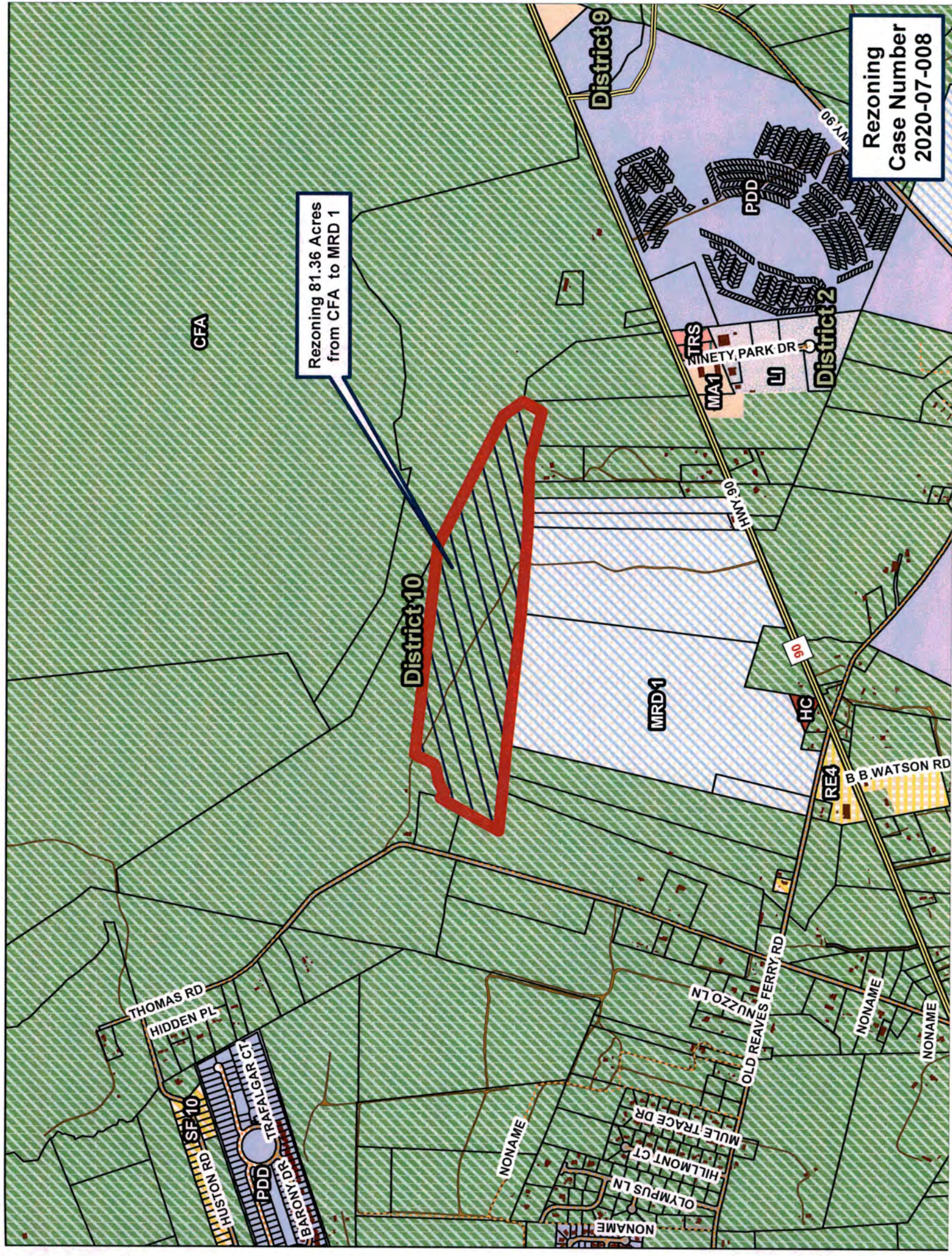
DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD1	CFA	CFA	MRD1		
Min. Lot Size (in square feet)	10,000	21,780 / 43,560	21,780 / 43,560	7,000		
Front Setback (in feet)	15	25 / 60	25 / 60	15		
Side Setback (in feet)	5	10 / 25	10 / 25	5		
Corner Side Setback (in feet)	15	15 / 37.5	15 / 37.5	15		
Rear Setback (in feet)	10	15 / 40	15 / 40	10		
Bldg. Height (in feet)	40	35	35	40		

Setback Comments:

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 15 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

Rezoning 81.36 Acres
from CFA to MRD 1



Rezoning
Case Number
2020-07-008

Rezoning 81.36 Acres
from CFA to MRD 1



THOMAS RD
HIDDEN PL

BARONY DR
TRIALGAR CT
HOUSTON RD

NONAME

NONAME

OLYMPUS LN
HILLMONT CT
MULE TRACE DR

OLD REAVES FERRY RD

NUZZO LN

NONAME

NINETY PARK DR

06

06

Rezoning
Case Number
2020-07-008

Rezoning 81.36 Acres
from CFA to MRD 1

SCENIC & CONSERVATION

District 10



District 9

RURAL COMMUNITIES

District 2

RURAL ACTIVITY CENTER

THOMAS RD
HIDDEN PL

HILLTOP DR
BAYVIEW DR
TRAFALGAR CT

NONAME

OLYMPUS LN
HILLMONT CT
MULE TRACE DR

NUZZO LN
OLD REAVES FERRY RD

NONAME

NONAME

90

HWY 90

06' AVE

Rezoning 81.36 Acres
from CFA to MRD 1

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

AE

NINETY PARK DR

06 AMH

06

THOMAS RD
HIDDEN PL

BARON DR
TREATGARD LN

HUSTON RD

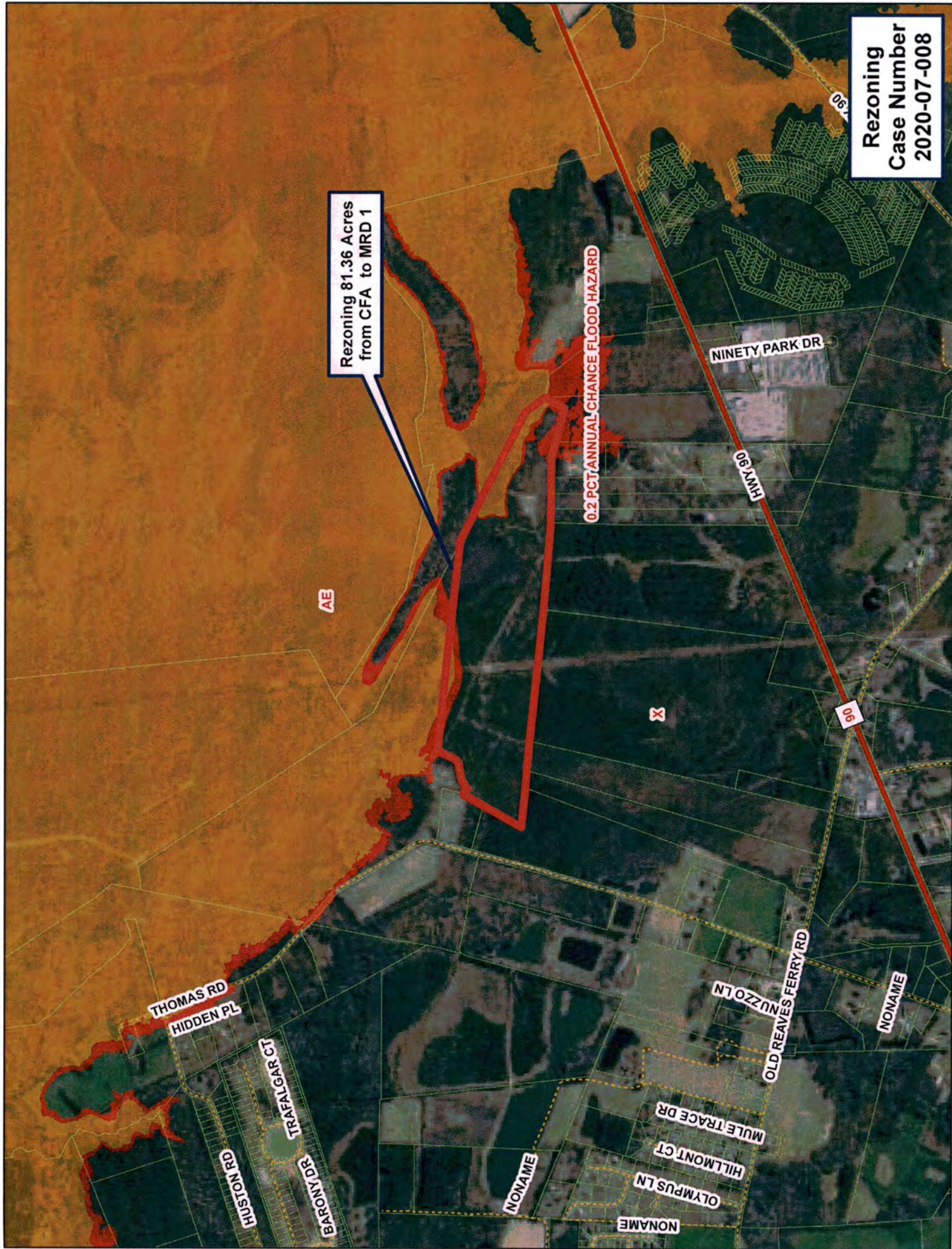
NONAME

NONAME
OLYMPUS LN
HILLMONT CT

MULE TRACE DR

OLD REAVES FERRY RD

NONAME



COUNTY OF Horry)
STATE OF SOUTH CAROLINA)

Ordinance 83-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR Horry COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 32207040004 FROM RESIDENTIAL (SF40) TO RESIDENTIAL (MSF14.5)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (SF40) to Residential (MSF14.5) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 32207040004 and currently zoned Residential (SF40) is herewith rezoned to Residential (MSF14.5).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this 15th day of September, 2020.

Horry COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1	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	

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: August 18, 2020
Second Reading: September 1, 2020
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Rosemary E Chestnut & Linda Jackson (Energov # 049761)	Rezoning Request #	2020-07-009
PIN #	32207040004	County Council District #	10 – Hardee
Site Location	Hwy 905 in Conway	Staff Recommendation	Approval
Property Owner Contact	Rosemary E Chestnut & Linda Jackson	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	2.01

Date Advertised: 7/16/2020

Date Posted: 7/16/2020

Property Owners Notified: 31

Date Notification Mailed: 7/16/2020

Report Date: 7/16/2020

BY: DJ

ZONING DISTRICTS

Current Zoning	SF40
Proposed Zoning	MSF14.5
Proposed Use	Allow for placement of mobile home

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	1.52
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

MSF10	MSF20	FA
SF40	Subject Property	MSF20
MSF14.5	MSF14.5	SF40

COMMENTS

Comprehensive Plan District: Rural Communities	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone for a mobile home on an existing residential property. Several properties in the immediate neighborhood are zoned to allow the placement of mobile homes, including FA, MSF10 & MSF14.5. An adjacent parcel on Hwy 905 was rezoned to MSF14.5 in 2017 (Ord. 41-17) in order to subdivide and allow for a mobile home to be placed on the new lot.

Public Comment: 8/6/2020 There was no public input. Rosemary Chestnut & Linda Jackson were present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 16	Existing Road Conditions	State, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	48 / 48	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 905, Station (253) 6,500 AADT 35-40%
Proposed Improvements			

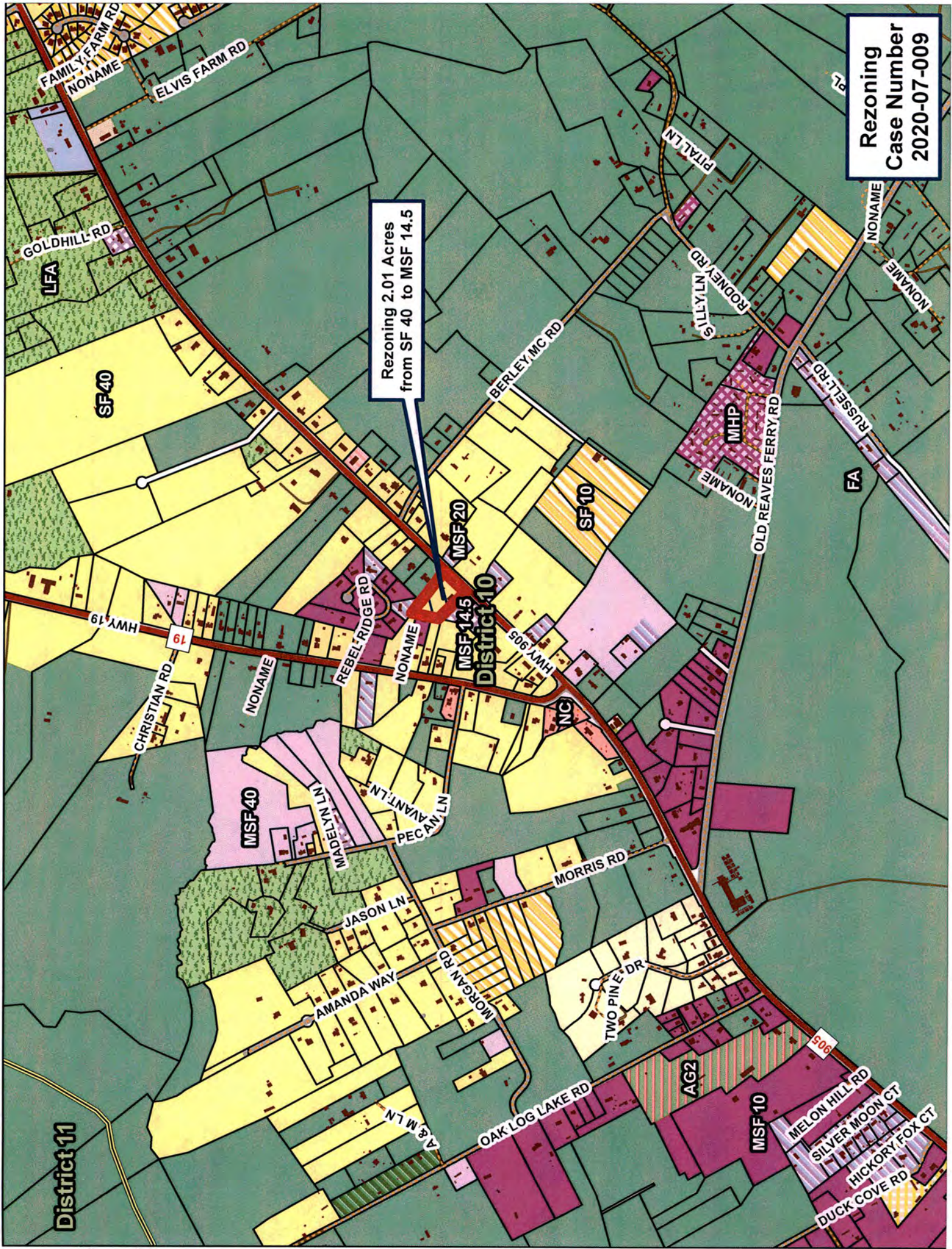
DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF14.5	SF40	MSF10	MSF20	MSF14.5	FA Res/ Comm
Min. Lot Size (in square feet)	14,500	40,000	10,000	20,000	14,500	21,780 / 43,560
Front Setback (in feet)	25	50	25	40	25	25 / 60
Side Setback (in feet)	10	20	10	15	10	10 / 25
Corner Side Setback (in feet)	15	30	15	22.5	15	15 / 37.5
Rear Setback (in feet)	15	30	15	25	15	15 / 40
Bldg. Height (in feet)	35	35	35	35	35	35

Setback Comments:

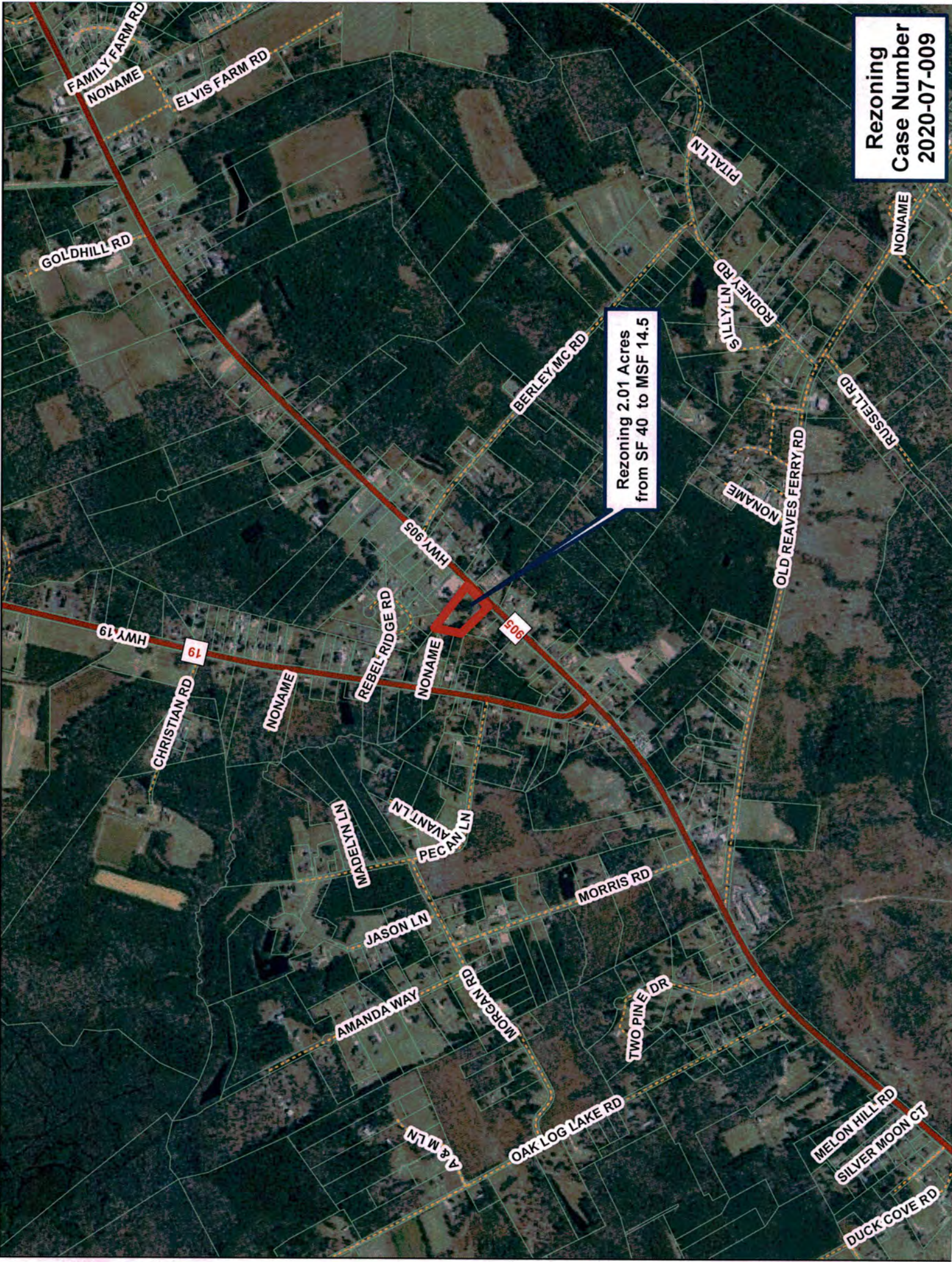
Rezoning
Case Number
2020-07-009

Rezoning 2.01 Acres
from SF 40 to MSF 14.5



District 11

District 10



Rezoning 2.01 Acres
from SF 40 to MSF 14.5

FAMILY FARM RD
NONAME

ELVIS FARM RD

GOLDHILL RD

PITALLN

NONAME

BERLEY MC RD

SULLY LN

RODNEY RD

RUSSELL RD

OLD REAVES FERRY RD

NONAME

HWY 19

19

CHRISTIAN RD

NONAME

REBEL RIDGE RD

NONAME

905

MADLEN LN

AVANT LN

PECAN LN

JASON LN

MORRIS RD

AMANDA WAY

MORGAN RD

TWO PINE DR

OAK LOG LAKE RD

A & M LN

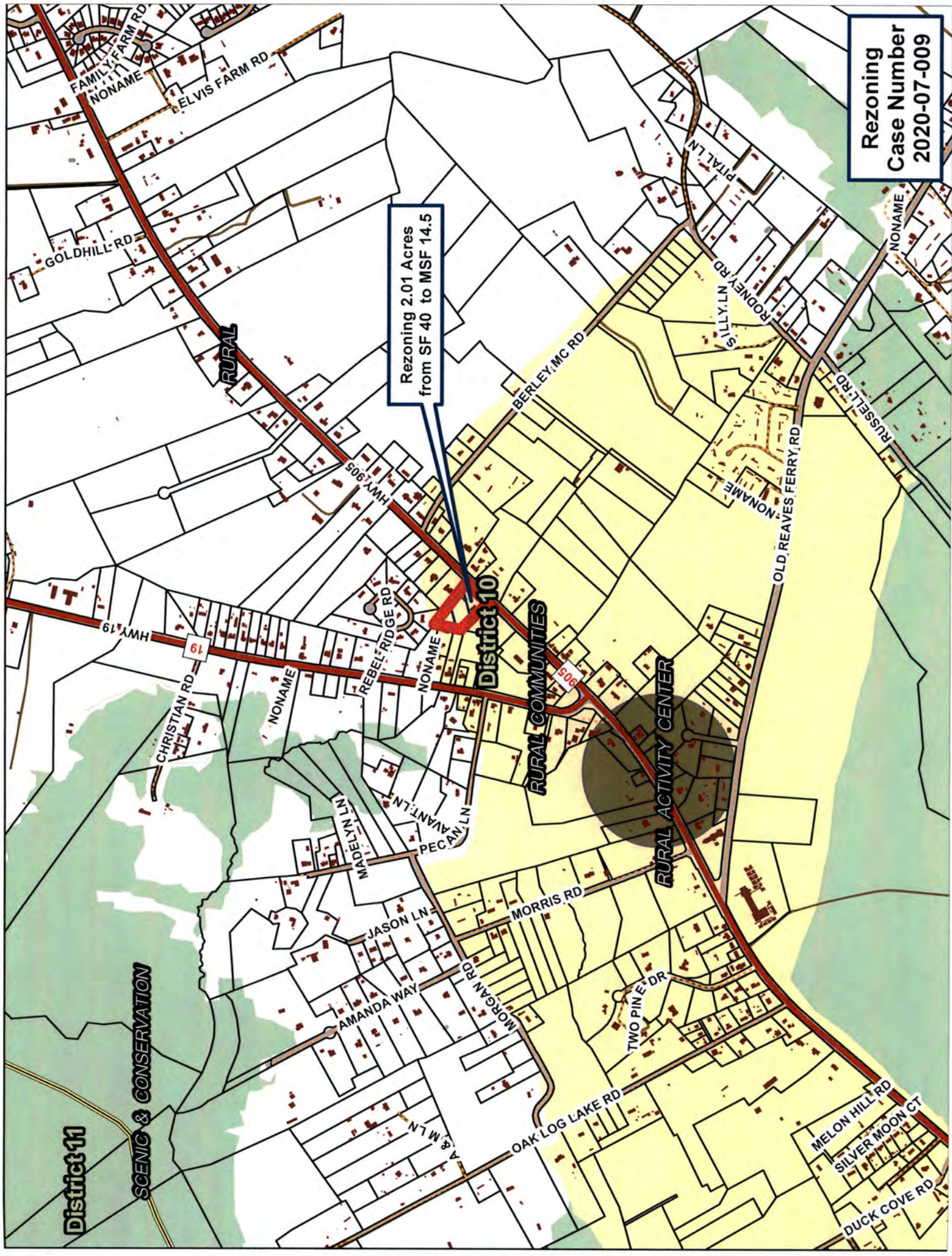
MELON HILL RD

SILVER MOON CT

DUCK COVE RD

Rezoning
Case Number
2020-07-009

Rezoning 2.01 Acres
from SF 40 to MSF 14.5



District 11

SCENIC & CONSERVATION

District 10

RURAL COMMUNITIES

RURAL ACTIVITY CENTER

RURAL

MELON HILL RD
SILVER MOON CT
DUCK COVE RD

TWO PINE DR

OAK LOG LAKE RD

JASON LN
AMANDA WAY

MORGAN RD

MORRIS RD

WADLEY LN
REBEL RIDGE RD
PECAN LN

CHRISTIAN RD
HWY 19

NONAME

NONAME

NONAME

NONAME

NONAME

NONAME

SILLY LN
RODNEY RD

PITAL LN

BERLEY MC RD

ELVIS FARM RD
NONAME

GOLDHILL RD

FAMILY FARM RD
NONAME

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE 86-2020

AN ORDINANCE TO ADD CERTAIN PROPERTIES TO THE HORRY COUNTY HISTORIC PROPERTY REGISTER AS INDIVIDUAL HISTORIC PROPERTIES.

WHEREAS Horry County has recognized the need to preserve the County's local heritage as an irreplaceable asset thru the creation of a list of designated individual properties, sites and landmarks; and,

WHEREAS The Mt. Pisgah Church Cemetery contains at least 80 gravesites, dating to at least 1964, and contains veterans from World War II, the Korean War, and the Vietnam War; and,

WHEREAS The Pine Island Community Cemetery contains at least 731 gravesites, dating to at least 1936, and contains veterans from World War I, World War II, the Korean War, the Vietnam War, and the Persian Gulf War; and,

WHEREAS The Averett & Harriet Floyd Strickland Burial Site contains at least 6 gravesites, dating to at least 1896, and contains a veteran from the Civil War; and,

WHEREAS The Calvary Freewill Baptist Church was founded in in 1937 with eight members and Brother Benton as the pastor. The existing church structure dates to 1938; and

WHEREAS The Cane Branch AME Church was founded in 1838 with a deed for one acre of property with the building and "the privilege of timber adjoining the land that may be necessary in order to keep the building erected." The recorded price for the parcel was twenty five cents; and,

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that;

Mt. Pisgah Church Cemetery, Pine Island Community Cemetery, Averett & Harriet Floyd Strickland Burial Site, Calvary Freewill Baptist Church and the Cane Branch AME Church be added to the Horry County Historic Property Register.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this _____ day of _____, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1	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	

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: September 1, 2020
Second Reading: September 15, 2020
Third Reading:

County Council Decision Memorandum
Horry County, South Carolina

Date: July 21, 2019
From: Planning and Zoning
Division: Infrastructure & Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: David Schwerd, Planning Director
Committee: Infrastructure & Regulation
Regarding: Horry County Historic Property Register

ISSUE:

Should Horry County Council add the following properties be added to the Horry County Historic Property Register?

1. Mt. Pisgah Baptist Church Cemetery
2. Pine Island Community Cemetery
3. Averett & Harriet Floyd Strickland Burial Site
4. Calvary Freewill Baptist Church
5. Cane Branch AME Church

PROPOSED ACTION:

Add the referenced historic properties to the Historic Property Register.

RECOMMENDATION:

The Board of Architectural Review and Historic Preservation recommended approval at their June 16, 2020 meeting.

BACKGROUND:

Horry County has recognized the need to preserve the County's local heritage as an irreplaceable asset through the creation of a list of designated individual properties, sites and landmarks, known as the Horry County Historic Property Register.

Horry County has established the prerequisites for a property to be added to the Register, those being, the Property:

- a. Has significant inherent character, interest, history, or value as part of the community or heritage of the community, state or nation; or
- b. Is the site of an event significant in history; or
- c. Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation; or
- d. Exemplifies the cultural, political, economic, social, ethnic or historic heritage of the community, state or nation; or
- e. Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period or specimen in architecture or engineering; or

- f. Is the work of a designer whose work has influenced significantly the development of the community, state or nation; or
- g. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or
- h. Is part of or related to a square or other distinctive element of community planning; or
- i. Represents an established and familiar visual feature of the neighborhood or community; or
- j. Has yielded, or may be likely to yield, information important in pre-history or history.

The Horry County Board of Architectural Review and Historic Preservation (BAR) has been charged with the responsibility of identifying and recommending to County Council the addition of properties meeting the above standards to the Horry County Historic Property Register.

ANALYSIS:

After conducting a public hearing, the Board of Architectural Review has unanimously determined that each of the historic sites numbered 1 through 5 above, meets the requirements of Section 1706.1 of the Horry County Zoning Ordinance, *Criteria for Historic Designation*. Each of the proposed sites is a minimum of fifty (50) years old in addition to meeting other standards. The Board of Architectural Review recommends adding the referenced properties to the Horry County Historic Property Register.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

Ordinance 88-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 42705030029 FROM RESIDENTIAL (SF10) TO MULTI-RESIDENTIAL THREE (MRD3)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (SF10) to Multi-Residential Three (MRD3) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 42705030029 and currently zoned Residential (SF10) is herewith rezoned to Multi-Residential Three (MRD3).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this _____ day of _____, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1	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	

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: September 15, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	Wil Witt (Energov # 049521)	Rezoning Request #	2020-07-001
PIN #	42705030029	County Council District #	8 - Vaught
Site Location	Burcale Rd in Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	Grand Strand Christian Church (Daniel Banks)	PC Recommendation	Approval 8:1
		Size (in acres) of Request	2.5

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF10	Flood and Wetland Information (proposed FEMA maps)	X (0.2% Annual Chance Flood Hazard)	SF10	SF10	SF10
Proposed Zoning	MRD3	Public Health & Safety (EMS/fire) in miles	3.6	SF10	Subject Property	GR
Proposed Use	Residential	Utilities	Public	SF10	NC	NC
		Character of the Area	Residential			

COMMENTS


Comprehensive Plan District: Suburban/ Scenic & Conservation	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to rezone from Residential (SF10) to Multi-Residential (MRD3) for the placement of 24 townhome units. As proposed, the project is not incorporating sustainable development criteria and would have a gross density of 10 units/acre. The parcel is owned by a church in the near vicinity and is located in a predominately residential area. A portion of the property is within the 500 year (0.2%) flood zone on the preliminary flood maps.</p> <p>The intent of MRD is to provide opportunities for mixed use developments that apply imaginative approaches to community design involving pedestrian-oriented development, interconnectivity, and sensitivity to the needs of the public, economy, and natural environment.</p>	

Public Comment: 9/3/2020 Bernard Mcleroy spoke in opposition of the request. His concerns were property value, traffic, safety and density.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 80	Existing Road Conditions	State , Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	150 / 150	Rd, Station, Traffic AADT (2019) % Road Capacity	US 501, Station (163) 60,400 AADT 75-80%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	SF10	SF10	GR	NC	
Min. Lot Size (in square feet)	.75 ac	10,000	10,000	6,000	10,000	
Front Setback (in feet)	25	25	25	20	25	
Side Setback (in feet)	10	10	10	10	10	
Corner Side Setback (in feet)	25	15	15	15	15	
Rear Setback (in feet)	15	15	15	15	15	
Bldg. Height (in feet)	40	35	35	35	35	

Setback Comments:

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 34 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

COUNTY OF HORRY

)
)
)

Ordinance 89-2020

STATE OF SOUTH CAROLINA

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 44001040047 FROM RETAIL CONSUMER SERVICES (RCS) TO HIGH BULK RETAIL (RE4)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Retail Consumer Services (RCS) to High Bulk Retail (RE4) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 44001040047 and currently zoned Retail Consumer Services (RCS) is herewith rezoned to High Bulk Retail (RE4).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this _____ day of _____, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1	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,
Al Allen, District 11	

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: September 15, 2020

Second Reading:

Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Jones & Jones Properties LLC (Energov # 050023)	Rezoning Request #	2020-08-005
PIN #	44001040047	County Council District #	6 – Crawford
Site Location	Leisure Ln in Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	Jones & Jones Properties LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	2.76

Date Advertised: 8/13/2020 Date Posted: 8/13/2020 # Property Owners Notified: 19 Date Notification Mailed: 8/13/2020 Report Date: 8/13/2020 BY: DJ

ZONING DISTRICTS

Current Zoning	RCS
Proposed Zoning	RE4
Proposed Use	Outdoor Storage

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	2.06
Utilities	None
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

SF40	CFA	CFA
SF40	Subject Property	SF40
HC	HC	HC

COMMENTS

Comprehensive Plan District: Suburban **Overlay/Area Plan:**

Discussion: The applicant has requested to rezone to the High Bulk Retail (RE4) zoning district to allow outdoor storage. Graves Pool & Spa is located on an adjacent parcel, this parcel would be utilized for outdoor storage of equipment and vehicles for Graves. In addition to the pool company other uses in the near vicinity include a church adjacent to this parcel, a near by auto repair business, and residences.


Aerials indicate that the parcel is already being used for unpermitted outdoor storage. The parcel is located just outside of the Highway 544 overlay.

Public Comment: 9/3/2020 There was no public input. Shannon Jones was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	50 / 200	Existing Road Conditions	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	50 / 500	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 544, Station (239) 34,700 AADT 95-100%
Proposed Improvements			

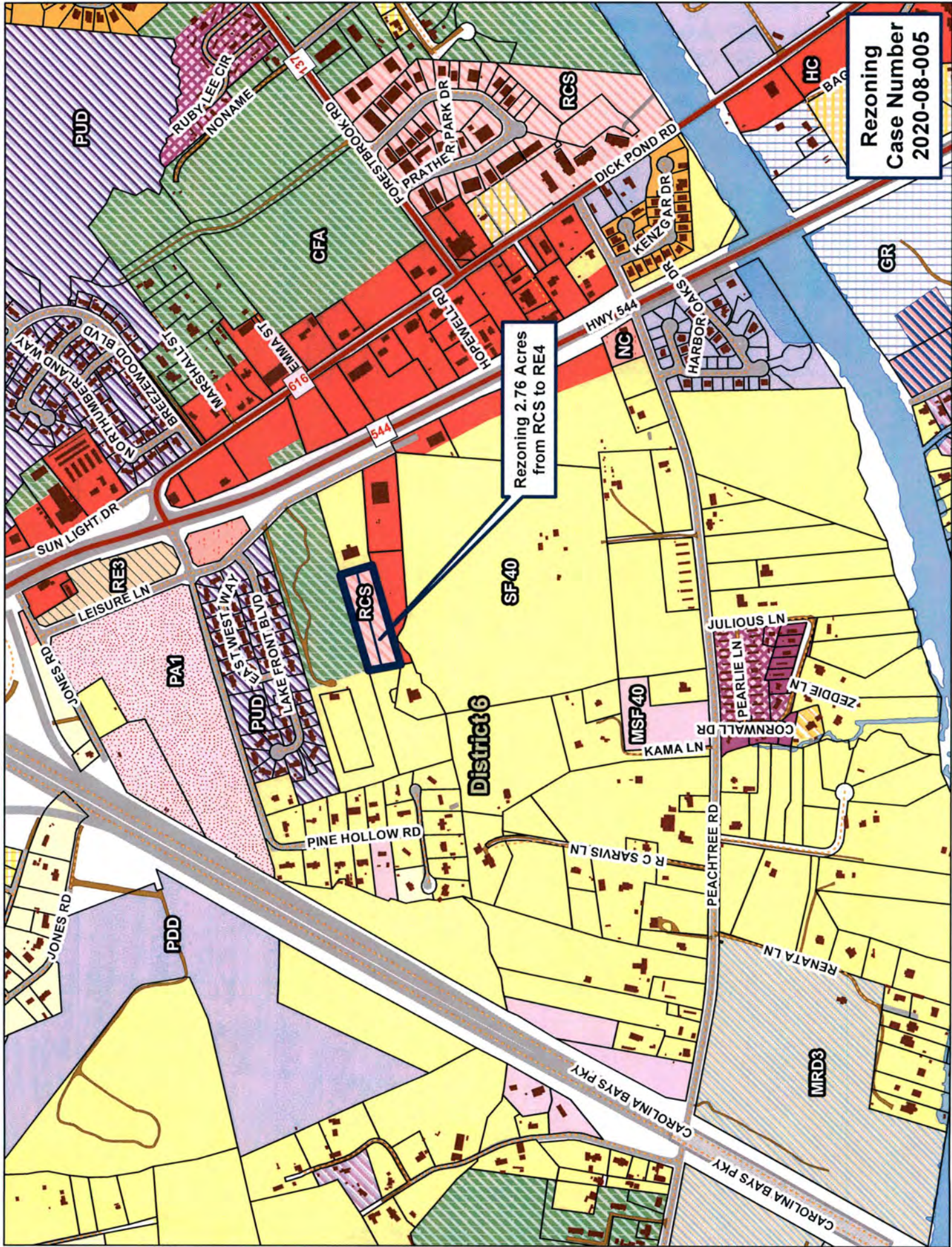
DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	RCS	CFA Res / Comm	HC	SF40	
Min. Lot Size (in square feet)	21,780	10,000	21,780 / 43,560	10,000	40,000	
Front Setback (in feet)	60	60	25 / 60	50	50	
Side Setback (in feet)	10	10	10 / 25	10	20	
Corner Side Setback (in feet)	50	50	25 / 60	15	30	
Rear Setback (in feet)	50	15	25 / 60	15	30	
Bldg. Height (in feet)	36 per 1/2 ac not to exceed 120	65	35	120	35	

Setback Comments:

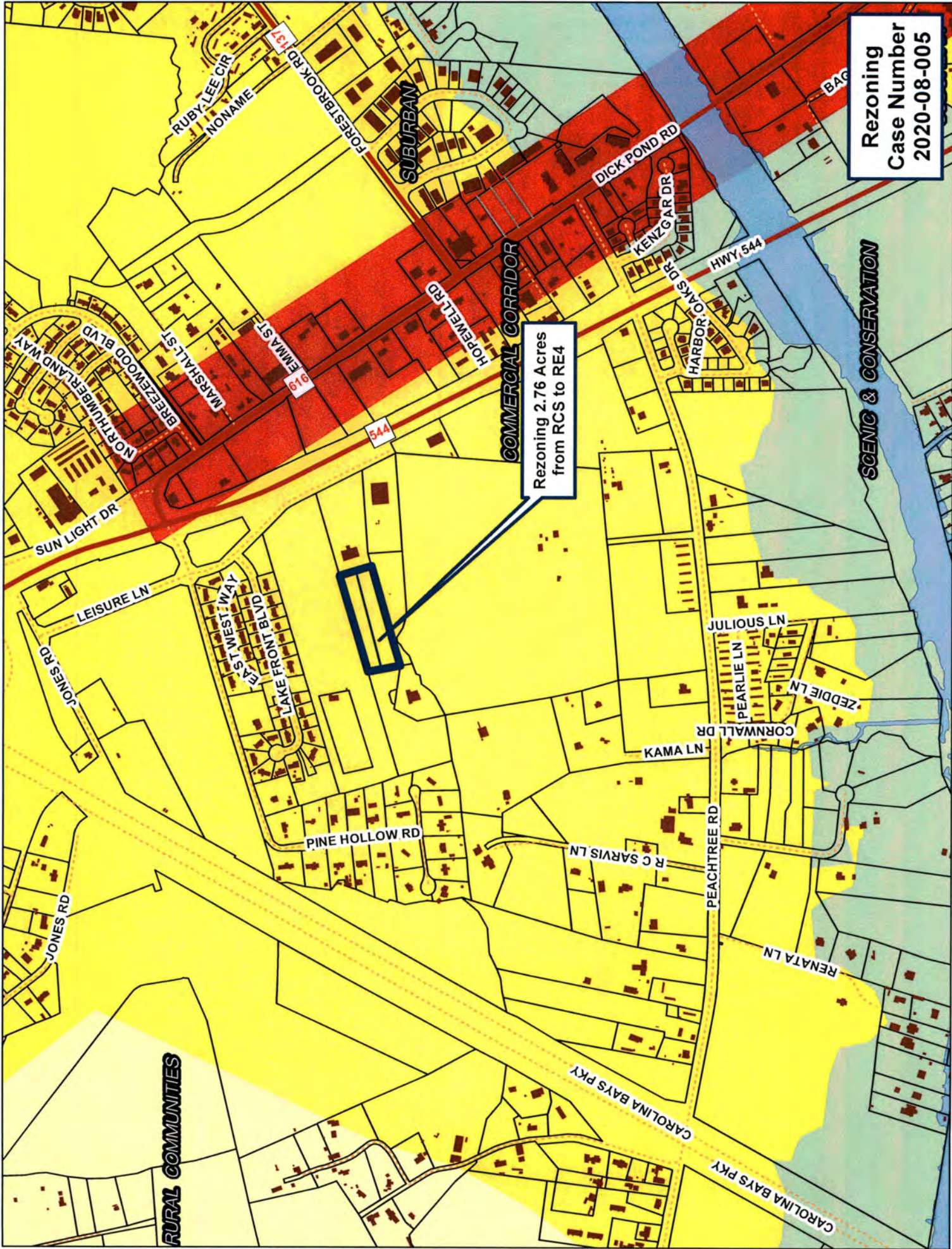
Rezoning
Case Number
2020-08-005

Rezoning 2.76 Acres
from RCS to RE4



Rezoning
Case Number
2020-08-005

Rezoning 2.76 Acres
from RCS to RE4



Rezoning
Case Number
2020-08-005



Rezoning 2.76 Acres
from RCS to RE4

616

544

HWY 544

LEISURE LN

LAYE FRONT BLVD

EAST WEST WAY

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

Ordinance 90-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 40100000005 & 40100000006 FROM RESIDENTIAL (SF10) & HIGHWAY COMMERCIAL (HC) TO HIGH BULK RETAIL (RE4) & MULTI RESIDENTIAL THREE (MRD3)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (SF10) & Highway Commercial (HC) to High Bulk Retail (RE4) & Multi-Residential Three (MRD3) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 40100000005 & 40100000006 and currently zoned Residential (SF10) & Highway Commercial (HC) is herewith rezoned to High Bulk Retail (RE4) & Multi-Residential Three (MRD3).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this _____ day of _____, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1	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	

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: September 15, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	G3 Engineering & Surveying (Energov # 050010)	Rezoning Request #	2020-08-004
PIN #	40100000005 & 40100000006	County Council District #	8 - Vaught
Site Location	Hwy 544 across from Myrtle Ridge Dr in Conway	Staff Recommendation	Approval
Property Owner Contact	DG Golf Limited Partnership	PC Recommendation	Approval 8:1
		Size (in acres) of Request	119.59

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF10 & HC	Flood and Wetland Information (proposed FEMA maps)	AE Flood Zone & 500 year (0.2%) Annual Chance Flood Hazard	CFA	SF20	HC
Proposed Zoning	MRD3 & RE4	Public Health & Safety (EMS/fire) in miles	0.68	CFA	Subject Property	RCS
Proposed Use	Commercial and Residential Development	Utilities	Public	SF20	SF10	RE3
		Character of the Area	Residential & Commercial			

COMMENTS	
Comprehensive Plan District: Scenic & Conservation and Suburban	Overlay/Area Plan: Hwy 544 Overlay

Discussion: The applicant has requested to rezone the property to MRD3 (113.4 ac) and RE4 (6.2 ac) to allow for commercial and residential development. The residential development will consist of 115 townhomes and 211 single family homes for a density of 2.9 du/ac. The property is an existing golf course which could already be developed with single family homes, the MRD zoning district will allow for a reduction in lot size and townhomes. No lots or units are proposed within floodplain. The applicant has proposed to incorporate three sustainable development criteria: (1) All residential lots shall have active or passive recreational open space, (2) a community garden and (3) 100% increase in open space. The property has approximately 38 acres of wetlands present. The project is requesting a design modification to allow the use of a 50' private access easement within a major subdivision. The Design Modification was approved on 9/3/2020. The surrounding area is a mixture of residential and commercial development. The property is located within the Hwy 544 Overlay and is subject to the requirements therein.

Public Comment: 9/3/2020 Eric Seiling, Michele Parker, Richard Johnson, Billie Jo Reidell, Richard Wojeck, Joseph Marchi, & Stasha Baker spoke in opposition of the request. Their concerns were traffic, crime, property value, stormwater, drainage, flooding, wetlands, wildlife, density, and schools. Felix Pitts was present to address questions and concerns.

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	500 / 4,000	Existing Road Conditions	State, Paved, Four Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	4,400 / 4,400	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 544, Station (241) 35,000 AADT 95-100%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3 RE4	SF10 HC	CFA Res / Comm	SF20	RCS	RE3
Min. Lot Size (in square feet)	5,000 21,780	10,000	21,780 / 43,560	20,000	10,000	10,000
Front Setback (in feet)	15 60	25 50	25 / 60	40	60	60
Side Setback (in feet)	5 10	10 10	10 / 25	15	10	10
Corner Side Setback (in feet)	15 50	15 15	15 / 37.5	22.5	50	50
Rear Setback (in feet)	10 15	15 15	15 / 40	25	15	15
Bldg. Height (in feet)	40 36 per 1/2 not to exceed 120	35 120	35	35	65	48

Date Advertised: 8/13/2020 Date Posted: 8/13/2020 # Property Owners Notified: 111 Date Notification Mailed: 8/13/2020 Report Date: 8/13/2020 BY: DJ

NO.	REVISIONS	BY	DATE



GB ENGINEERING
 815 BOB BISHOP BLVD
 PAVENERS ISLAND, SC 29555
 PHONE: 843.237.1001
 WWW.GBENGINEERING.COM

THE WITCH
 PREPARED FOR
R.S. PARKER
 Horry County, Conway, South Carolina
 SITE LAYOUT


SCALE: 1" = 150'
 PREPARED: []
 CHECKED: []
 DATE: []
 PROJECT NO.: []
 SHEET NO.: C-1




SITE DATA	
MUNICIPALITY	Horry County
TMS #	161-00-02-199, 161-00-02-063
TOTAL AC	119.59
PROPERTY OWNER	D G GOLF LIMITED PARTNERSHIP
EXISTING ZONING	SF10, HC
PROPOSED ZONING	MRD-3, RE-4
PROPOSED SETBACKS	F-15', S-5', R-10'
TOTAL # OF TOWNHOMES	115
TOTAL # OF SF UNITS	211
REQUIRED O.S.	625 SF/UNIT = 203,750 SF OR 4.68 AC. (102,813 SF OF WETLAND) + 350,482 SF = 453,295 SF OR 10.40 AC.
PROVIDED O.S.	40 SF/UNIT = 13,160 SF
REQUIRED COMM. GARDEN	13,435 SF
PROPOSED COMM. GARDEN	13,435 SF

NOTE:
 • 3 SUSTAINABLE DESIGN CRITERIA PROVIDED:
 • SIDEWALKS/COMMUNITY GARDEN/INCREASED OPEN SPACE
 • THIS DEVELOPMENT WILL BE SERVED BY PUBLIC WATER & SEWER
 • ALL REQUIRED STRIPING IMPROVEMENTS WILL BE PROVIDED WITH CIVIL CONSTRUCTION PLANS

LEGEND

 Subject Property: 120 Acres+/-

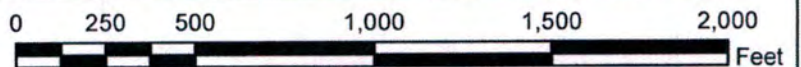
 Wetland Areas Observed on March 26, 2020: 38-Acres+/-



The wetland areas, non-wetland areas, RPW, and NRPW depicted on this sketch have not been verified by the United States Army Corps of Engineers (USACE) and are subject to change. Our findings have been developed in accordance with generally accepted standards of practice of the USACE. No other warranty is expressed or implied. The client recognizes that the USACE is the sole authority responsible for certifying the presence or absence of jurisdictional and non-jurisdictional wetlands, and that future changes in their regulations/guidelines may affect the findings represented in this sketch. The wetlands depicted on this sketch have NOT been delineated in the field or surveyed by a P.L.S. Please note that a final Jurisdictional Determination (JD) Letter should be obtained from the USACE prior to any land disturbing activities taking place on the property.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EXHIBIT DISCLAIMER: PLEASE NOTE THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT MEANT FOR DESIGN, LEGAL, OR ANY OTHER USES. THERE ARE NO GUARANTEES REGARDING ACCURACY. S&ME, INC. ASSUMES NO RESPONSIBILITY FOR ANY DECISION MADE OR ANY ACTIONS TAKEN BY THE USER BASED UPON THIS EXHIBIT.



Project No:	4263-20-045
Source:	ESRI
Source Date:	2018
Date:	March 2020

Wetland Approximation Exhibit The Witch Golf Links Tract Conway, Horry County, SC



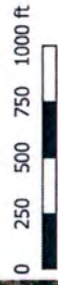
Exhibit No.
3



Preliminary Flood
Zone Map for TMS
161-00-02-199,
-063
119.59 AC.

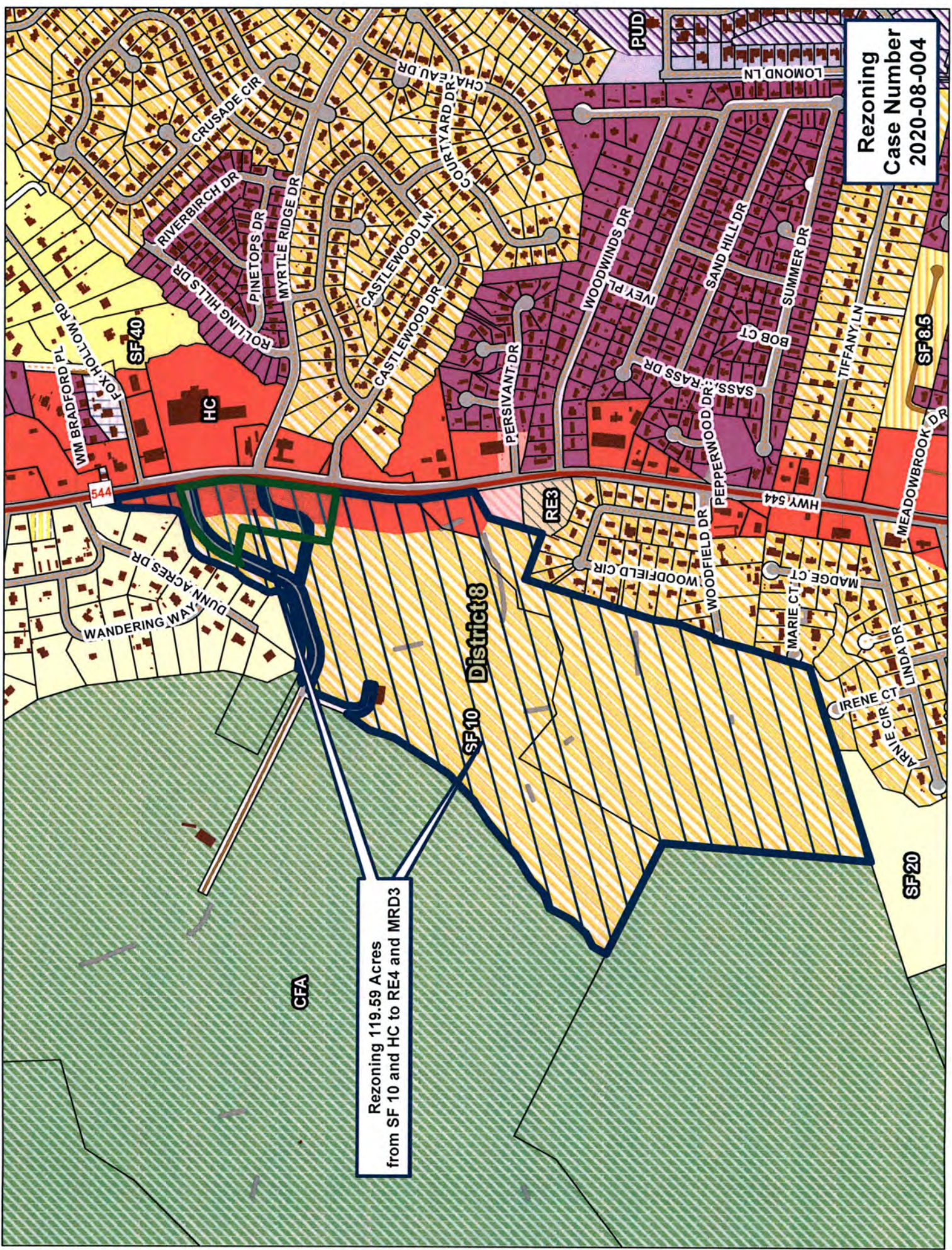
The Witch

Conway, Horry County,
SC

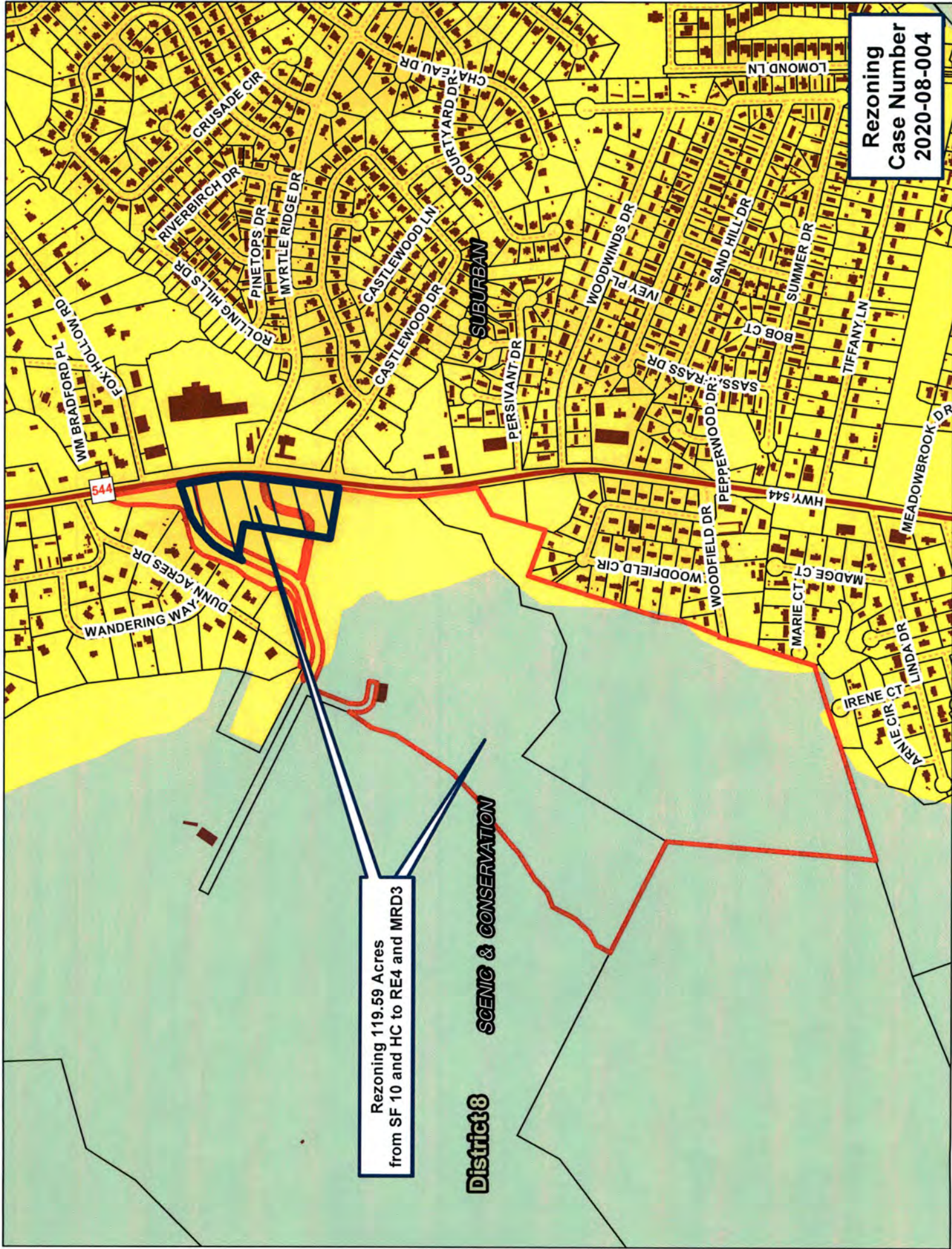


Rezoning
Case Number
2020-08-004

Rezoning 119.59 Acres
from SF 10 and HC to RE4 and MRD3



Rezoning
Case Number
2020-08-004

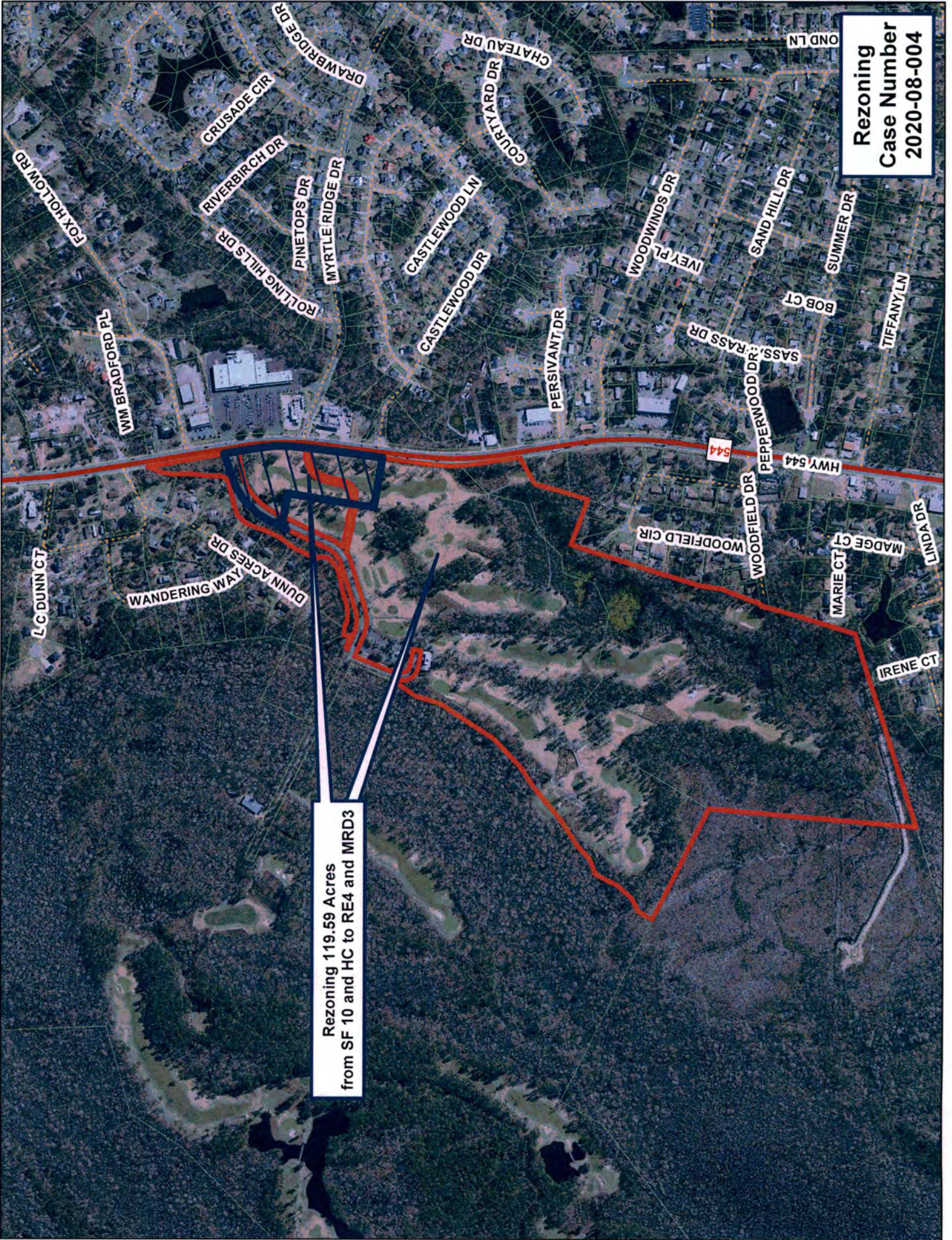


Rezoning 119.59 Acres
from SF 10 and HC to RE4 and MRD3

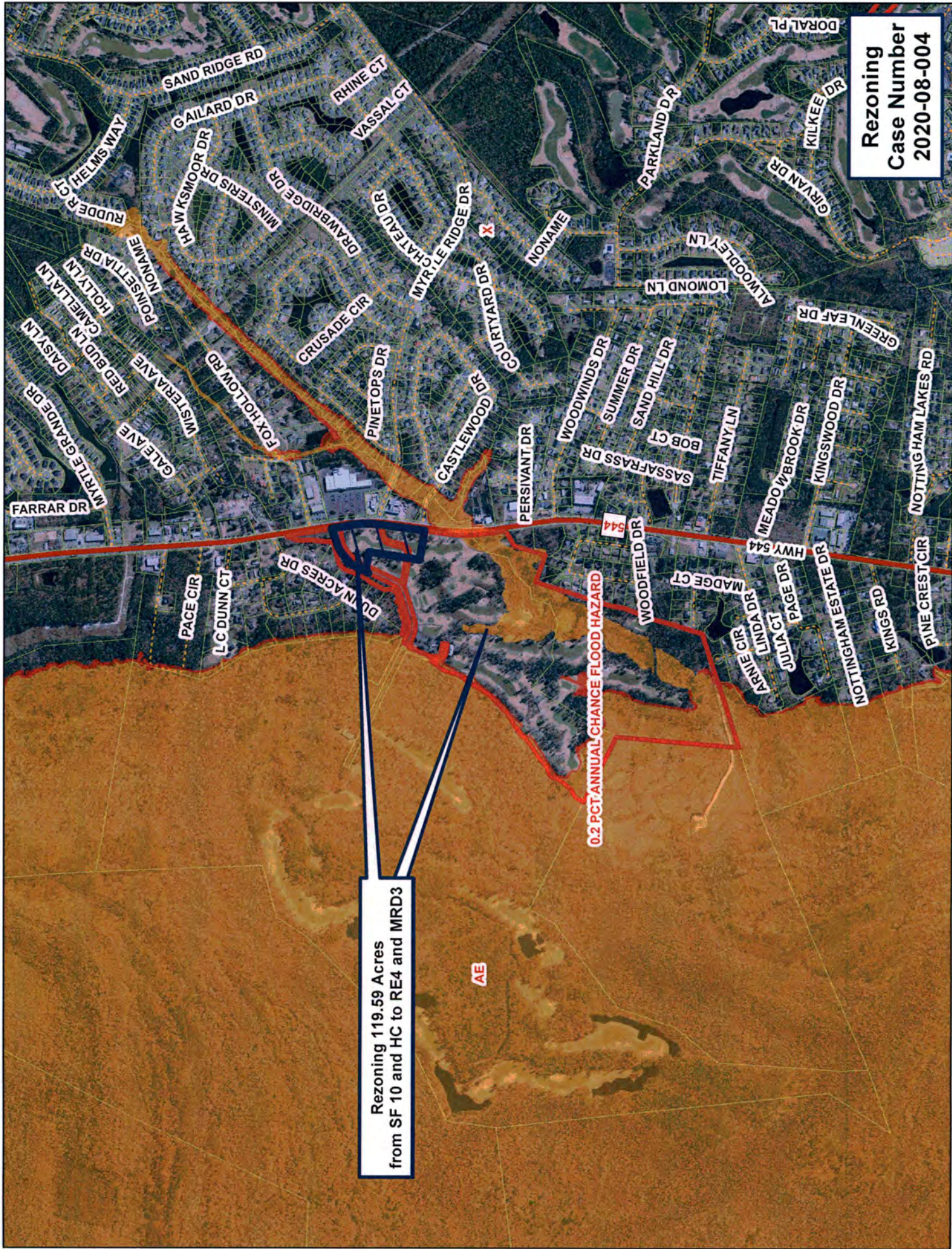
District 8
SCENIC & CONSERVATION

Rezoning
Case Number
2020-08-004

Rezoning 119.59 Acres
from SF 10 and HC to RE4 and MRD3



Rezoning
Case Number
2020-08-004



Rezoning 119.59 Acres
from SF 10 and HC to RE4 and MRD3

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

AE

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

RESOLUTION R-107-2020

A RESOLUTION PROCLAIMING THE WEEK OF OCTOBER 4-10, 2020 AS FIRE PREVENTION WEEK IN HORRY COUNTY.

WHEREAS, Horry County Fire Rescue is committed to ensuring the safety and security of all those living in and visiting our community; and

WHEREAS, Horry County Fire Rescue members are dedicated to reducing the occurrence of home fires and home fire injuries through pro-active prevention and public education; and

WHEREAS, Horry County Fire Rescue responded to 63,300 total calls in 2019, 264 of those structure fire calls, with 40 of those originating in the kitchen; and

WHEREAS, the occurrence of kitchen fires can be drastically reduced through fire prevention steps taken at home; and

WHEREAS, home cooking fires represent the leading cause of all U.S. home fires and home fire injuries, with unattended cooking equipment being the main source; and

WHEREAS, kitchen fire safety prevention plans should be practiced by all members of the family, with each engaging in safe home cooking; no heat-producing cooking materials being left unattended; no food debris or any potentially combustible materials to be present around heat sources; no hot materials to be within reach of children or pets; knowing what to do if there is a fire; and

WHEREAS, the nationwide 2020 Fire Prevention Week theme, "Serve Up Fire Safety in the Kitchen", effectively serves to educate the public about the vital importance of practicing safe home cooking plans with all members of the household.

NOW, THEREFORE BE IT RESOLVED that Horry County Council does hereby proclaim the week of October 4 through 10 as **FIRE PREVENTION WEEK** and asks our citizens to adopt safe home cooking practices.

AND IT IS SO RESOLVED this 15th day of September, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
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

Attest:

Patricia S. Hartley, Clerk to Council

COUNTY OF Horry)
STATE OF SOUTH CAROLINA)

RESOLUTION R-108-2020

A RESOLUTION APPROVING THE COAST RTA FISCAL YEAR 2021 BUDGET AND AUTHORIZING THE COUNTY ADMINISTRATOR TO RELEASE THE FIRST QUARTERLY PAYMENT.

WHEREAS, the County has dedicated \$6.50 of the \$50.00 road fee for the provision of mass transit in Ordinance 33-20; and

WHEREAS, Section 3.c of the Funding Agreement requires County Council to approve the annual budget of COAST RTA before the first quarterly payment of the fiscal year is disbursed; and

WHEREAS, COAST RTA's board has approved its budget and has submitted its budget to the County as attached to this resolution; and

WHEREAS, staff has reviewed the budget to determine compliance with the Operating Agreement and finds it consistent with the Agreement's requirements and the financial forecasts previously presented by COAST RTA; and

WHEREAS, COAST RTA requests approval of the budget as proposed.

NOW, THEREFORE, BE IT RESOLVED that Horry County Council approves the FY 2021 COAST RTA Budget and authorizes the County Administrator to release the first quarterly payment for FY 2021.

AND IT IS SO RESOLVED this 15th day of September, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
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

Attest:

Patricia S. Hartley, Clerk to Council



County Council Decision Memorandum

Horry County, South Carolina

Date: September 1, 2020
From: Arrigo Carotti, County Attorney
Cleared By: Steve Gosnell, County Administrator
Barry Spivey, Assistant County Administrator

Re: Approval of COAST RTA Fiscal Year 2021 Budget

ISSUE

Pursuant to the requirements of the funding agreement, the County needs to approve the COAST RTA Fiscal Year 2021 Budget.

BACKGROUND

In the FY 2021 budget ordinance, County Council has allocated \$6.50 of every \$50.00 road fee collected to be allocated to COAST RTA for the purpose of providing regional transportation within Horry County. In addition, Council has provided in Section 3(c) of the funding agreement for Coast RTA to submit its budget by September 1 and requiring that County Council concur with the budget by resolution prior to disbursements occurring on October 15.

RECOMMENDATION

Staff recommends approval of the Fiscal Year 2021 Budget as proposed.

COUNTY OF Horry)
STATE OF SOUTH CAROLINA)

RESOLUTION R-109-2020

A RESOLUTION IN SUPPORT OF EXTENDING THE SOUTH CAROLINA MANUFACTURER RESPONSIBILITY AND CONSUMER CONVENIENCE INFORMATION TECHNOLOGY EQUIPMENT COLLECTION AND RECOVERY ACT AND FOR THE GENERAL ASSEMBLY TO SHIFT THE ECONOMIC BURDEN OF DISPOSAL TO MANUFACTURERS FROM LOCAL GOVERNMENTS.

WHEREAS, South Carolina Code Section 48-60-5 *et seq.* restricts the placement of electronic waste in state permitted landfills and Regulation 61-124 sets the guidelines for collection, funding and disposal of such waste; and

WHEREAS, the manufacturers of electronic waste only contributed \$119,000 towards the disposal of such waste statewide last fiscal year; and

WHEREAS, the local governments in Horry County spent \$607,738 last fiscal year and \$3,046,929.46 in the last five years; and

WHEREAS, South Carolina Code Section 48-60-5 *et seq.* and Regulation 61-124 are scheduled to sunset on December 31, 2021; and

WHEREAS, it is estimated that the cost of disposal to local Horry County governments will increase by 30% if the law sunsets.

IT IS THEREFORE RESOLVED that Horry County urges the South Carolina General Assembly to require manufactures of electronic equipment to fund the eventual disposal by extending South Carolina Code Section 48-60-5 *et seq.* and increase the financial contribution to its disposal.

AND IT IS SO RESOLVED this 15th day of September, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Dennis DiSabato, District 3
Tyler Servant, District 5
Orton Bellamy, District 7
W. Paul Prince, District 9
Al Allen, District 11

Bill Howard, District 2
Gary Loftus, District 4
Cam Crawford, District 6
Johnny Vaught, District 8
Danny Hardee, District 10

Attest:

Patricia S. Hartley, Clerk to Council

Application for County Appointments

Name: James Marshall Biddle

Date: August 28, 2020

Address: 142 University Drive, Conway, South Carolina 29526

Phone No.: 843-222-0099 (Cell) 843-347-0916 (home)

Date of Birth: April 14, 1969

Your Council Member: Bill Howard – District 2 (howardb@horrycounty.org)

Have you ever been convicted of a felony? No.

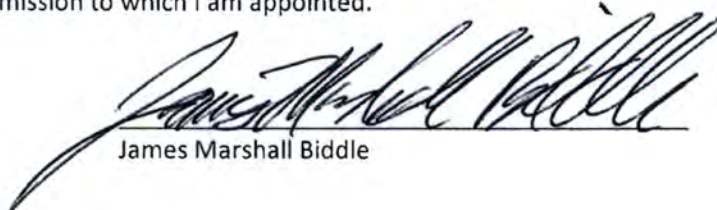
Have you every been arrested other than a minor traffic accident within the past ten (10) years? No

Background Information: See Resume Attached hereto.

List Previous Service on Horry County Boards or Commissions: None.

Dual Office Holding: Do you presently serve on any County or State Board or Commission? No.

If appointed to an Horry County Board or Commission, I understand that I will be expected to attend all meetings of that Board or Commission. The only reason I would not attend would be because of illness or pressing personal commitments. I also understand that if I am absent from three (3) consecutive meetings without a valid reason, the Council will consider this as a voluntary resignation. I am willing to abide by these attendance requirements. By acceptance of this appointment, I pledge my time and abilities to serve on any board of commission to which I am appointed.



James Marshall Biddle

Dated: August 28, 2020

J. Marshall Biddle

Post Office Box 1119
Conway, South Carolina 29528

843-222-0099

SharkAttack2001@Aol.com

Education: **University of South Carolina, School of Law**
Columbia, South Carolina
Juris Doctor, June 2001
CALI Award, Advanced Civil Procedure

University of South Carolina, Darla Moore School of Business
Columbia, South Carolina
Bachelor of Science, Business Management and Real Estate, 1998
Dean's List (1995, 1996, 1997, 1998), President's List (1998)

Experience: **Jerry Cox Company, Inc.** **October 2015 to Present**
Conway, South Carolina
Chief Operating Officer of Family Owned Propane & Fuel Company
continuously operating in Conway, South Carolina since 1919.

Black Bear Commercial Land & Timber, LLC **September 2014 – Present**
Conway, South Carolina
Founder and Broker in Charge for Commercial Real Estate Firm located in
Conway, South Carolina.

Biddle Law Firm, P.A. **December 2004 to June 2015**
Myrtle Beach, South Carolina
Founding Member and Shareholder of General Practice Real Estate Law Firm,
located in the Carolina Forest area of Horry County, South Carolina. Practice
includes: Business, Corporate, Real Estate, Wills & Estates, Uncontested
Domestic, Magistrate and Municipal Civil & Criminal and Juvenile Criminal,
Real Estate Development, Land Planning and Zoning

Rogers Townsend & Thomas, PC **February 2004 to December 2004**
Myrtle Beach, South Carolina
Managing Member and Senior Attorney of Regional Office of Medium Sized
Law Firm headquartered out of Columbia, South Carolina.

McNair Law Firm, P.A. **August 2001 to February 2004**
Myrtle Beach, South Carolina
Associate Attorney assigned to the lead attorney for several national real estate
development companies in the coastal area of Horry and Georgetown Counties of
South Carolina.

Experience continued: **Rogers Townsend & Thomas, P.A.** **August 1994 to August 1998**
Columbia, South Carolina
Litigation Paralegal supporting two (2) senior partners of a medium sized law firm focusing primarily on insurance defense and multi-jurisdictional exterior insulation finish systems (EIFS) complex civil litigation. Employed full-time as a paralegal while attending the University of South Carolina full-time.

Tompkins & McMaster **February 1992 to August 1994**
Columbia, South Carolina
Senior Legal Assistant to litigation partner for boutique litigation firm focusing primarily on lender liability complex civil litigation.

Boards: **Burroughs & Chapin Company**, Board of Directors, 2010 to 2014 (Member of Nominating & Corporate Governance Committee (Chairman), Investment Committee, Strategic Planning Committee, Civic & Government Committee, and Personnel and Compensation Committee)

Waccamaw Youth Center, Board of Trustees, 2001 to 2009
CCU-Wall College of Business, Board of Visitors, 2002 to 2010
Palmetto Advancement of Learning Motor Sports, Board Chair 2005 to 2016
Coastal Athletic Foundation, Board of Trustees, 2005 to 2012
Burroughs Company, Board of Directors, 2004 to 2014 (Corporate Vice Pres.)
Conway Medical Center Foundation, Board of Trustees, 2008 to 2015
Grand Strand Miracle League, Board of Trustees 2002 to 2008
SC Children's Emergency Shelter Foundation, Trustee 2000 to 2002

Awards: USC – Moore School of Business Dean's List 1995, 1996, 1997, 1998
USC – Moore School of Business President's List 1998
USC – School of Law, CALI Award Advanced Civil Procedure 2000
The Sun News Volunteer of the Year, Finalist, 2005

Personal: A native of Conway, South Carolina and married to former Courtney Lea Garland of Tampa, Florida with two children, Lauren Biddle Jensen, R.N., Regional Manager of Kindred Home Health, Marion, South Carolina and J. Benjamin M. Biddle, a Charter Fisherman & First Mate in Little River, South Carolina. Active member of NewSpring Church, Myrtle Beach, South Carolina and active in community organizations and entities.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

RESOLUTION R-106-2020

A RESOLUTION TERMINATING EMERGENCY ORDINANCE 85-2020.

WHEREAS, on September 1, 2020, by emergency Ordinance 85-2020, County Council declared a continuing localized State of Emergency for Horry County due to the ongoing COVID-19 pandemic, and included therein a continuing requirement that appropriate face coverings be worn under certain circumstances; and

WHEREAS, it appears that the reasons for which Council previously declared a State of Emergency no longer exist and, thus, Council desires to terminate such emergency Ordinance, including any requirement of the wearing of face coverings.

NOW, THEREFORE, BE IT RESOLVED, by virtue of the power and authority granted to the County by the Constitution and General Assembly of the State of South Carolina, and the specific authority provided in Ordinance 85-2020, County Council hereby declares that a State of Emergency no longer exists, and hereby declares that effective immediately, Ordinance 85-2020 is, by and through this Resolution, cancelled, terminated, and no longer in effect.

AND IT IS SO RESOLVED this 15th day of September, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
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

Attest:

Patricia S. Hartley, Clerk to Council

COUNTY OF Horry)
STATE OF SOUTH CAROLINA)

Ordinance 37-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR Horry COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 31205040001, 31205040002, 31205040003, 31205040004, AND 31212010063 FROM HIGHWAY COMMERCIAL (HC) AND GENERAL RESIDENTIAL (GR) TO HIGH BULK RETAIL (RE4)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Highway Commercial (HC) and General Residential (GR) to High Bulk Retail (RE4) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 31205040001, 31205040002, 31205040003, 31205040004, and 31212010063 and currently zoned Highway Commercial (HC) and General Residential (GR) is herewith rezoned to High Bulk Retail (RE4).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this _____ day of _____, 2020.

Horry County Council

Johnny Gardner, Chairman

Harold G. Worley, District 1	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	

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: April 21, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Spartina Land Surveying (Energov # 048417)	Rezoning Request #	2020-03-004
PIN #	31205040001, 31205040002, 31205040003, 31205040004, 31212010063	County Council District #	1 - Worley
Site Location	Hwy 17 in Little River	Staff Recommendation	Approval
Property Owner Contact	Hartland Properties LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	4

ZONING DISTRICTS

Current Zoning	HC / GR
Proposed Zoning	RE4
Proposed Use	Retail Store & Warehouse

LOCATION INFORMATION

Flood and Wetland Information	X	HC	HC	HC
Public Health & Safety (EMS/fire) in miles	.45 (Fire/Medic)	HC	Subject Property	SF6
Utilities	Public	RC	RC	SF6
Character of the Area	Residential and Commercial			

ADJACENT PROPERTIES

COMMENTS

Comprehensive Plan District: Suburban / Commercial Corridors	Overlay/Area Plan: Little River Corridor Overlay
---	---


Discussion: The applicant is requesting to rezone from HC & GR to RE4 to allow a retail store on the front of the property with a warehouse facility in the rear. The subject properties are surrounded by a mixture of residential and commercial uses. RE4 is generally located along arterial or collector roadways and in close proximity to other consumer-related businesses. The intent states a potential incompatibility for certain RE4 uses located adjacent to established residential communities due to their potential for large outdoor storage areas and non-traditional delivery hours.

Public Comment: 4/2/2020 Vic Wynne and Steve Baston spoke in opposition of the request. Their concerns were setbacks, stormwater runoff and flooding. Will Fairey was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/1500	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	200/200	Rd, Station, Traffic AADT (2019) % Road Capacity	US 17, Station 125 40,700 AADT 115-120%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	HC / GR	HC	RC	SF6	
Min. Lot Size (in square feet)	21,780	10,000/6,000	10,000	25,000	6,000	
Front Setback	60	50/20	50	40	20	
Side Setback	10	10/10	10	30	10	
Rear Setback	15	15/15	15	25	15	
Bldg. Height	36*	120/35	120	Unlimited	35	

*36 per 1/2 acre; not to exceed 120

Date Advertised: 3/12/2020

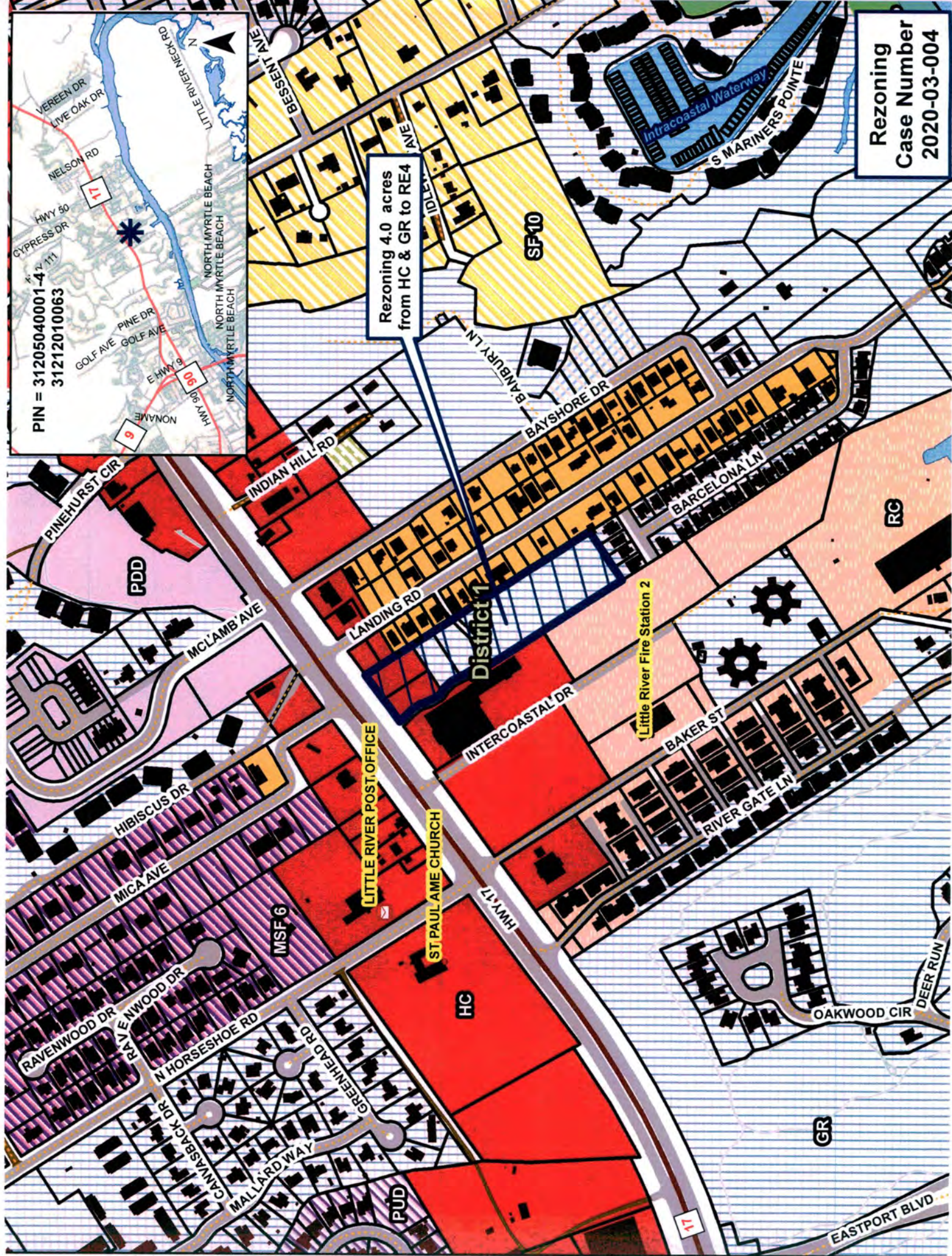
Date Posted: 3/12/2020 # Property Owners Notified: 178

Date Notification Mailed: 3/12/2020

Report Date: BY: sm

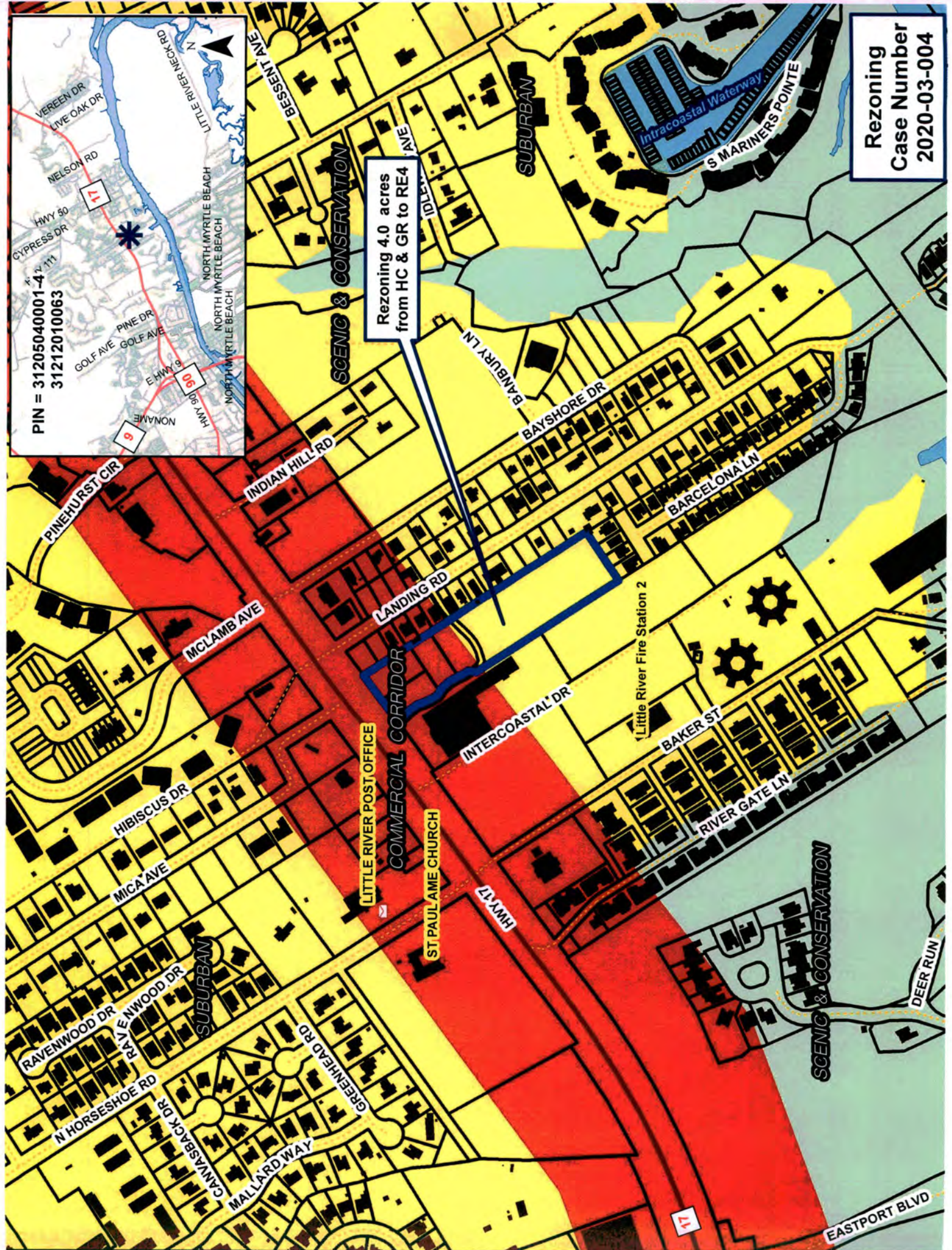
Rezoning
Case Number
2020-03-004

Rezoning 4.0 acres
from HC & GR to RE4



Rezoning
Case Number
2020-03-004

Rezoning 4.0 acres
from HC & GR to RE4



Rezoning
Case Number
2020-03-004

Rezoning 4.0 acres
from HC & GR to RE4



Little River Fire Station 2

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

Ordinance 70-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 45700000019 FROM RESIDENTIAL (SF40) TO RESIDENTIAL (SF6)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (SF40) to Residential (SF6) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 45700000019 and currently zoned Residential (SF40) is herewith rezoned to Residential (SF6).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this 1st day of September, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Dennis DiSabato, District 3
Tyler Servant, District 5
Orton Bellamy, District 7
W. Paul Prince, District 9
Al Allen, District 11

Bill Howard, District 2
Gary Loftus, District 4
Cam Crawford, District 6
Johnny Vaught, District 8
Danny Hardee, District 10

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: July 14, 2020
Second Reading: September 15, 2020
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	ROWE Professional Services Company (Energov # 049403)	Rezoning Request #	2020-06-004
PIN #	4570000019	County Council District #	4 - Loftus
Site Location	Southeast of Freewoods Rd; west of the Farm at Timberlake in Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	Burroughs Brothers Properties Inc	PC Recommendation	Approval 6:2
		Size (in acres) of Request	72.57

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF40	Flood and Wetland Information (proposed FEMA maps)	X	PDD	PDD	PUD
Proposed Zoning	SF6	Public Health & Safety (EMS/fire) in miles	2.43	SF40	Subject Property	MSF6
Proposed Use	Residential Subdivision	Utilities	Public	SF40	SF40	MSF6
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Suburban and Scenic & Conservation	Overlay/Area Plan: Burgess Community Area Plan & Hwy 707 Overlay
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Discussion: The applicant has requested to rezone to Residential (SF6) to allow for Phase 3 of the Farm at Timberlake. The proposed sketch plan shows an addition of 141 lots in phase 3 with a density of 2.43 du/ac. The plan proposes three points of access, one onto Timberlake Drive one into Brighton Woods and another from Freewoods Road. The project is located in the Burgess Community Area Plan and the Hwy 707 Overlay district. The parcel does have 14.10 acres of wetlands on the southern portion, however, the current conceptual plan from the applicant shows no development in the wetlands. This project is adjacent to several major residential subdivisions. The adjacent Freewoods Farm PDD allows a variety of commercial uses in a main street style atmosphere as well as farm uses, however, it is currently undeveloped. The developer is proposing an additional amenity area.

Public Comment: 7/2/2020 Brett Branham, Taylor Peugh, Tara Blanton, John Heter and Melissa Broussard spoke in opposition to the request. Their concerns were property value and traffic. O'Neal Smalls, owner of the adjacent farm, requested a barrier between properties to minimize adverse effects. Ryan Harvey was present to address questions and concerns.

TRANSPORTATION INFORMATION

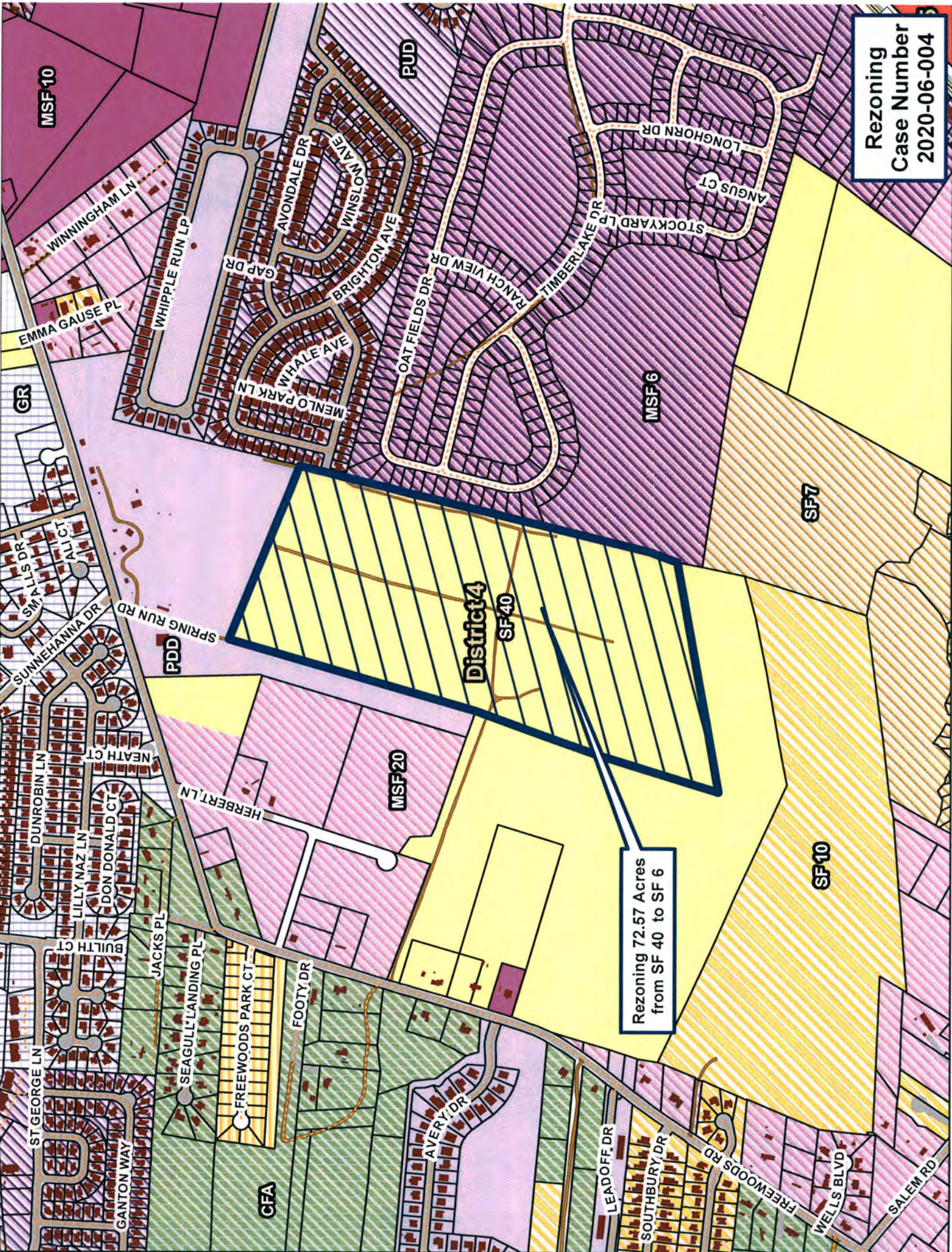
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/320	Existing Road Conditions	County, Paved, two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	1,128/1,300	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 707 Main Line, Station (247) 23,800 AADT 65-70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF6	SF40	PDD	MSF6	SF40	PUD
Min. Lot Size (in square feet)	6,000	40,000	-	6,000	40,000	5,000
Front Setback (in feet)	20	50	50	20	50	20
Side Setback (in feet)	10	20	25	10	20	7.5/0
Corner Side Setback (in feet)	15	30	n/a	15	30	15
Rear Setback (in feet)	15	30	25	15	30	15/25
Bldg. Height (in feet)	35	35	40	35	35	35

Setback Comments:

Date Advertised: 6/11/2020 Date Posted: 6/11/2020 # Property Owners Notified: 72 Date Notification Mailed: 6/11/2020 Report Date: 6/11/2020 BY: dj



COUNTY OF HORRY

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Ordinance 91-2020

STATE OF SOUTH CAROLINA

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AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 45600000027 FROM RESIDENTIAL (MSF20) TO COMMERCIAL AGRICULTURE (AG2)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (MSF20) to Commercial Agriculture (AG2) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 45600000027 and currently zoned Residential (MSF20) is herewith rezoned to Commercial Agriculture (AG2).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this _____ day of _____, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Dennis DiSabato, District 3
Tyler Servant, District 5
Orton Bellamy, District 7
W. Paul Prince, District 9
Al Allen, District 11

Bill Howard, District 2
Gary Loftus, District 4
Cam Crawford, District 6
Johnny Vaught, District 8
Danny Hardee, District 10

Attest:

Patricia S. Hartley, Clerk to Council

First Reading:
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Dennis M & Mary Ann Leach (Energov # 049901)	Rezoning Request #	2020-08-001
PIN #	45600000027	County Council District #	4 - Loftus
Site Location	Herbert Lane in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Dennis M & Mary Ann Leach	PC Recommendation	Unanimous Disapproval
		Size (in acres) of Request	10.69

ZONING DISTRICTS

Current Zoning	MSF20
Proposed Zoning	AG2
Proposed Use	To allow horses on the property

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	3.77
Utilities	None
Character of the Area	Residential

ADJACENT PROPERTIES

MSF20	MSF20	PDD
MSF20	Subject Property	PDD
SF40	SF40	PDD

COMMENTS

Comprehensive Plan District: Scenic & Conservation and Suburban **Overlay/Area Plan:** Burgerss Community Area Plan

Discussion: The requested rezoning to Commercial Agriculture (AG2) is to allow the applicant to have horses on the property. Commercial Agriculture is a versatile district that allows a variety of commercial, agricultural and residential uses in addition to the raising, handling and care of animals. The property would be required to maintain a minimum of 1.5 acres to raise horses for personal use, and 3 acres to allow any commercial boarding of horses. The adjacent SF40 zoning, while a residential district, does allow for the raising of horses for personal use. Additionally, the adjacent Freewoods Farm PDD allows a variety of commercial uses in a main street style atmosphere as well as farm uses, however, it is currently undeveloped.


The parcel is within relatively close proximity to several major subdivisions. Including a nearby parcel that was the subject of a recent rezoning request, 2020-06-004, from SF40 to SF6 to allow for the development of Phase 3 of the Farm at Timberlake. That rezoning request is still pending approval from County Council at this time.

Public Comment: 9/3/2020 Viola Smalls & Elizabeth Bowens spoke in opposition of the request. Their concerns were flies and disease and also want to keep the area residential. Dennis and Michael Leach were present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 160	Existing Road Conditions	County, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	8 / 160	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 707 Main Line, Station (247) 23,800 AADT 65-70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG2 Res / Comm	SF20	PDD	SF40	SF20	
Min. Lot Size (in square feet)	21,780	20,000	-	40,000	20,000	
Front Setback (in feet)	25 / 50	40	50	50	40	
Side Setback (in feet)	10 / 10	15	25	20	15	
Corner Side Setback (in feet)	15 / 15	25	n/a	30	25	
Rear Setback (in feet)	15 / 15	22.5	25	30	22.5	
Bldg. Height (in feet)	35 / 65	35	40	35	35	

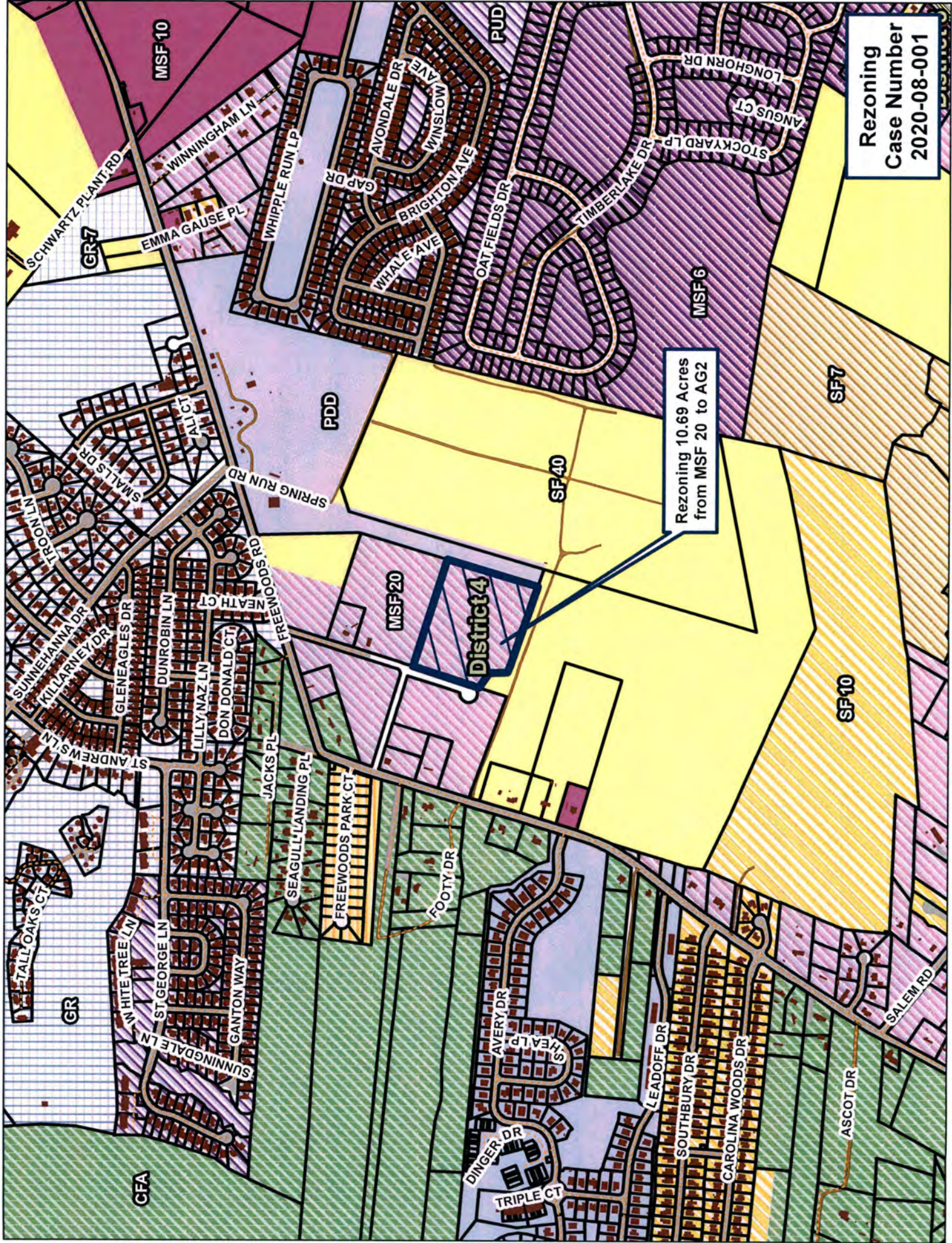
Setback Comments: Stable or shelter, manure piles, pits or bins shall meet a sixty (60) foot front setback, a twenty-five (25) foot side setback and a forty (40) foot rear setback.

Date Advertised: 8/13/2020 Date Posted: 8/13/2020 # Property Owners Notified: 8 Date Notification Mailed: 8/13/2020 Report Date: 8/13/2020 BY: DJ

Rezoning
Case Number
2020-08-001

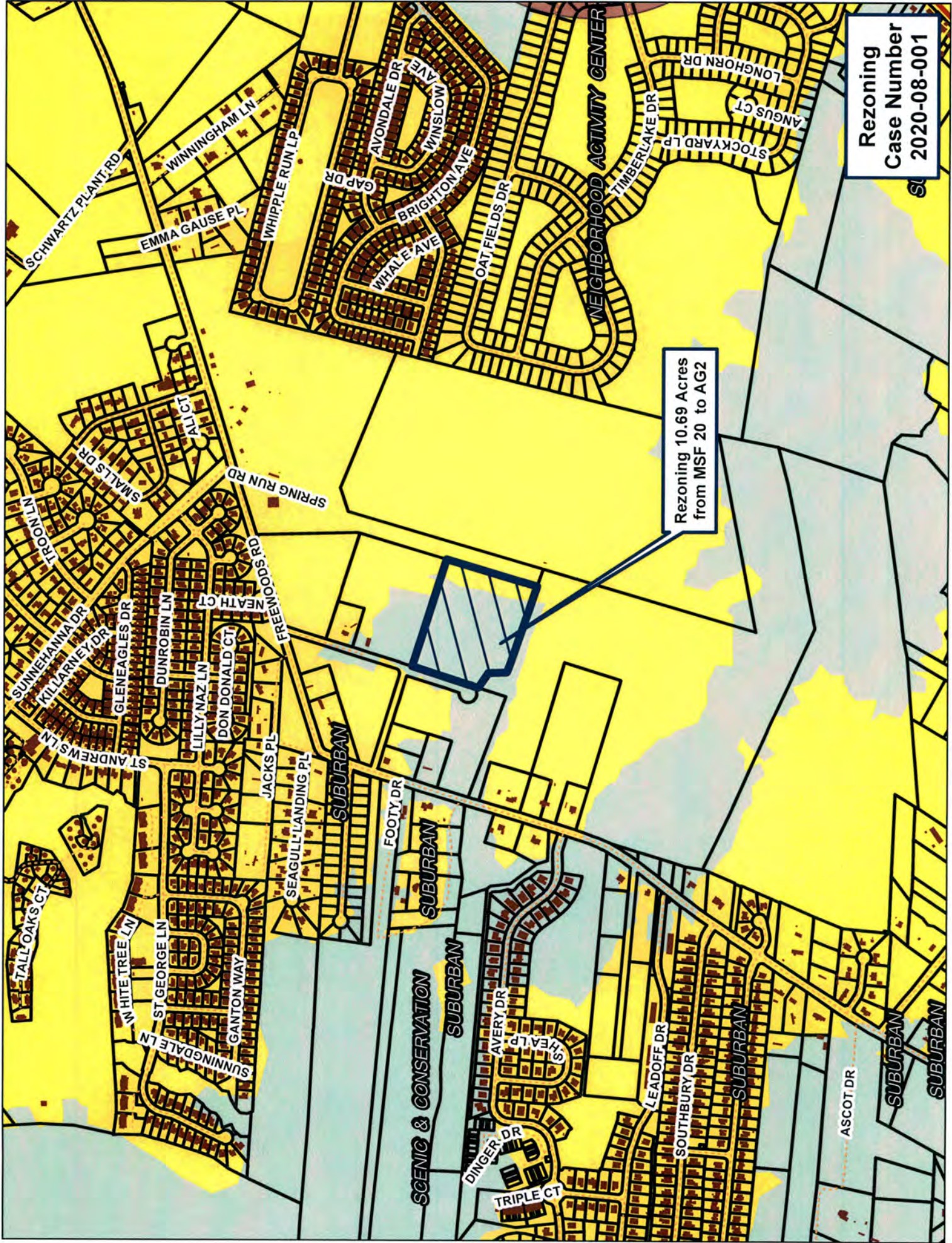
Rezoning 10.69 Acres
from MSF 20 to AG2

District 4



Rezoning
Case Number
2020-08-001

Rezoning 10.69 Acres
from MSF 20 to AG2



Rezoning
Case Number
2020-08-001

Rezoning 10.69 Acres
from MSF 20 to AG2



COUNTY OF HORRY)

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Ordinance 92-2020

STATE OF SOUTH CAROLINA

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 45804040015, 45805010027, 45805010028, 45805010029 FROM RESIDENTIAL (SF6) TO CONVENIENCE AND AUTO RELATED SERVICES (RE3)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (SF6) to Convenience and Auto Related Services (RE3) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 45804040015, 45805010027, 45805010028, 45805010029 and currently zoned Residential (SF6) is herewith rezoned to Convenience and Auto Related Services (RE3).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this _____ day of _____, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1	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	

Attest:

Patricia S. Hartley, Clerk to Council

First Reading:
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	H.B. Springs Co. Real Estate (Energov # 049140)	Rezoning Request #	2020-05-005
PIN #	45804040015, 45805010027, 45805010028, 45805010029	County Council District #	5 - Servant
Site Location	US Bypass 17 at Deerfield Link Dr in Myrtle Beach	Staff Recommendation	Disapproval
Property Owner Contact	Carolina Company LLC	PC Recommendation	Unanimous Disapproval
		Size (in acres) of Request	8 +/-

ZONING DISTRICTS

Current Zoning	SF6
Proposed Zoning	RE3
Proposed Use	General Highway Business Uses

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	2.42
Utilities	Public
Character of the Area	Commercial & Residential

ADJACENT PROPERTIES

HC	HC	CFA
RC	Subject Property	HC
GR-15	SF6	SF6

COMMENTS

Comprehensive Plan District: Commercial Corridors & Suburban Overlay/Area Plan:

Discussion: The applicant is requesting Convenience and Auto Related Services (RE3) zoning to allow for general highway business uses. The parcels are located along US-17 Bypass with several commercial zoning districts prevalent in the surrounding area, Highway Commercial (HC), Resort Commercial (RC) & RE3. A nearby parcel recently requested rezoning to RE3, and that request was recommended with approval by the Planning Commission, March 5, 2020.

Access to PIN 458-04-04-0015 is questionable as the parcel does not have legal access to a significant portion of Deerfield Links Drive at this time. SCDOT will not allow direct access to US-17 Bypass for any of these parcels meaning Deerfield Links Drive, designed and constructed for residential traffic, will serve as commercial access. The intersection of US-17 Bypass and Deerfield Links Drive was recently signalized with the development of Beach Village.

Two previous rezoning requests 2005-08-006 and 2008-12-004 were both withdrawn. This was prior to the installation of the traffic signal.

Public Comment: 9/3/2020 There was no public input. The applicant was not present.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/450	Existing Road Conditions	State, Paved, Four-lane Private, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	2,000/2,000	Rd, Station, Traffic AADT (2019) % Road Capacity	US-17 Main Line, Station (100) 38,400 AADT 105-110%
Proposed Improvements			

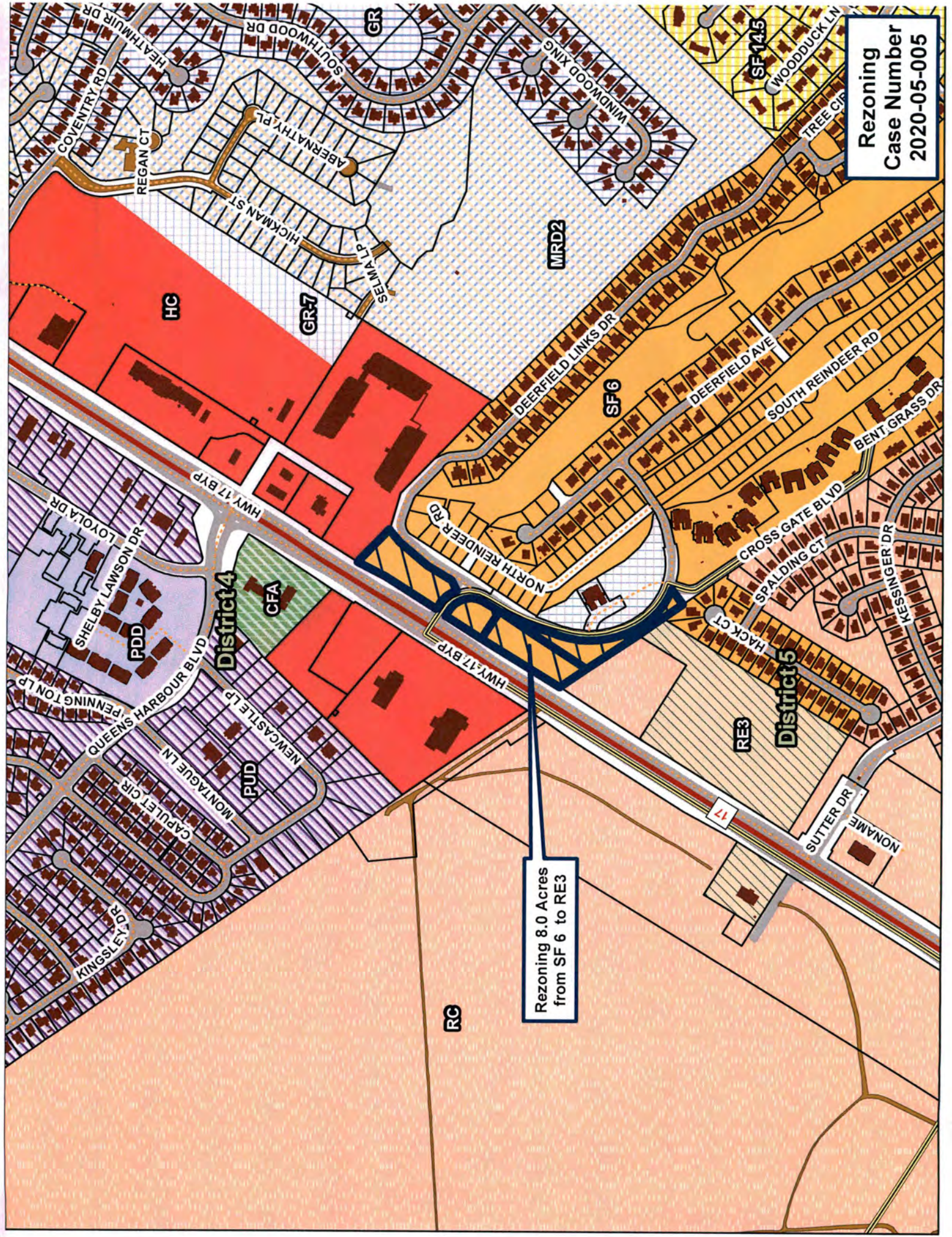
DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE3	SF6	CFA Res / Comm	HC	RC	GR-15
Min. Lot Size (in square feet)	10,000	6,000	21,780 / 43,560	10,000	25,000	43,560
Front Setback (in feet)	60	20	25 / 60	50	40	30'
Side Setback (in feet)	10	10	10 / 25	10	30	20'
Corner Side Setback (in feet)	50	15	25 / 60	50	40	30'
Rear Setback (in feet)	15	15	15 / 40	15	25	25'
Bldg. Height (in feet)	48	35	35	120	Unlimited*	120'

Setback Comments: The front setback for the requested rezoning will increase to 60' because the property line is adjacent to a Table 1 road. Corner sides will be treated as double frontage because of Hwy 17 Bypass being an arterial status road.

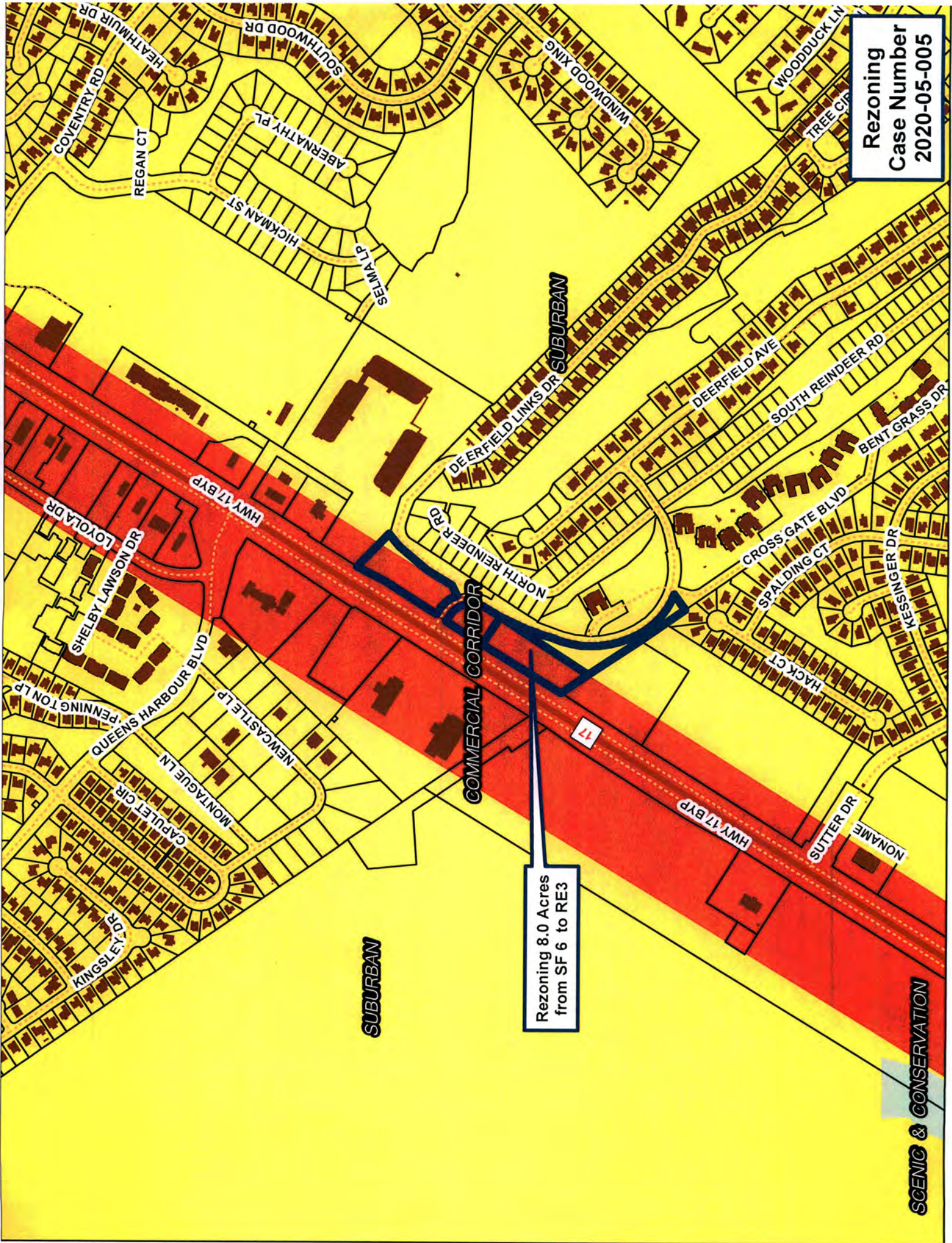
Date Advertised: 5/14/2020 Date Posted: 5/15/2020 # Property Owners Notified: 110 Date Notification Mailed: 5/14/2020 Report Date: 5/14/2020

Rezoning
Case Number
2020-05-005



Rezoning 8.0 Acres
from SF 6 to RE3

Rezoning
Case Number
2020-05-005



Rezoning 8.0 Acres
from SF 6 to RE3

SCENIC & CONSERVATION

Rezoning
Case Number
2020-05-005

DECKER ST

DEERFIELD LINKS DR

DEERFIELD AVE

SOUTH REINDEER RD

NORTH REINDEER RD

MADDINGTON PLACE DR

CROSS GATE BLVD

HACK CT

HWY 17 BYP

HWY 17 BYP

17

NEWCASTLE LP

Rezoning 8.0 Acres
from SF 6 to RE3

