

# HORRY COUNTY PLANNING COMMISSION



*December 5, 2019*

# 2019

**January**

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
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**April**

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**July**

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**October**

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**February**

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24	25	26	27	28		

**May**

Su	Mo	Tu	We	Th	Fr	Sa
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**August**

Su	Mo	Tu	We	Th	Fr	Sa
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**November**

Su	Mo	Tu	We	Th	Fr	Sa
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**March**

Su	Mo	Tu	We	Th	Fr	Sa
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31						

**June**

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30						

**September**

Su	Mo	Tu	We	Th	Fr	Sa
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**December**

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29	30	31				

PC Workshop

PC Meeting

County Council

ZBA Meeting

County Holidays

PLANNING & ZONING DEPT  
1301 2<sup>nd</sup> Avenue Room 1D09  
Conway, SC 29526

Phone: (843) 915-5340  
Fax: (843) 915-6341



## Memorandum

**To:** Planning Commission Members  
**From:** Susi Miller, Planning & Zoning Tech  
**Date:** November 26, 2019  
**Re:** Upcoming Meeting Dates and Times

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**November 26, 2019**  
3:00 p.m.

**Planning Commission Workshop**  
Multi-purpose Room B, 1301 Second Ave, Conway

**December 5, 2019**  
5:30 p.m.

**Planning Commission Meeting**  
Multi-purpose Room B, 1301 Second Ave, Conway

**December 10, 2019**  
6:00 p.m.

**County Council Meeting**  
Council Chambers, 1301 Second Ave, Conway

**December 2019**

**NO PLANNING COMMISSION WORKSHOP**

**January 2, 2020**  
5:30 p.m.

**Planning Commission Meeting**  
Multi-purpose Room B, 1301 Second Ave, Conway

**January 7, 2020**  
6:00 p.m.

**County Council Meeting**  
Council Chambers, 1301 Second Ave, Conway

**January 21, 2020**  
6:00 p.m.

**County Council Meeting**  
Council Chambers, 1301 Second Ave, Conway

**January 30, 2020**  
3:00 p.m.

**Planning Commission Workshop**  
Multi-purpose Room B, 1301 Second Ave, Conway

**February 6, 2020**  
5:30 p.m.

**Planning Commission Meeting**  
Multi-purpose Room B, 1301 Second Ave, Conway

## REZONING REVIEW CRITERIA

Every zoning amendment should be analyzed with regard to the following:

A.

*Comprehensiveness:*

1. Is the change contrary to the established land-use pattern?
2. Would change create an isolated district unrelated to surrounding districts; i.e., Is this "spot zoning"?
3. Would change alter the population density pattern and thereby increase the load on public facilities (schools, sewers, streets)?
4. Are present district boundaries illogically drawn in relation to existing conditions?
5. Would the proposed change be contrary to the Future Land Use Plan?

B.

*Changed Conditions:*

1. Have the basic land use conditions been changed?
2. Has development of the area been contrary to existing regulations?

C.

*Public Welfare:*

1. Will change adversely influence living conditions in the neighborhood?
2. Will change create or excessively increase traffic congestion?
3. Will change seriously reduce the light and air to adjacent areas?
4. Will change adversely affect property values in adjacent areas?
5. Will change be a deterrent to the improvement of development of adjacent property in accord with existing regulations?
6. Will change constitute a grant of a special privilege to an individual as contrasted to the general welfare?

D.

*Reasonableness:*

1. Are there substantial reasons why the property cannot be used in accord with existing zoning?
2. Is the change requested out of scale with the needs of the neighborhood or the county?
3. Is it impossible to find adequate sites for the proposed use in districts permitting such use?

*“**Scenic Landscape and Conservation Areas**” provide for ecosystem services and are intended to remain undeveloped in perpetuity due to the presence of ecologically significant features.*

*“**Rural Areas**” are to support compatible residential and commercial development at current zoning and to promote the rural lifestyle found throughout these areas. Institutional uses such as churches and schools are also found scattered throughout these areas. Increased density is supported through mitigation efforts that support sustainable development.*

*“**Rural Communities**” are traditional settlements and places of congregation in which any proposed development is compatible with surrounding densities and current settlement patterns.*

*“**Rural Corridors**” are areas of low growth and rural land uses in which any proposed development is compatible with surrounding densities and current settlement patterns.*

*“**Crossroads Communities**” are traditional settlements and places of congregation in which any proposed development is compatible with surrounding densities and current settlement.*

*“**Suburban Corridors**” are linear transportation routes that support community focused suburban land uses and densities. Corresponding commercial, recreational and institutional development meeting the day-to-day needs of the resident population and businesses are suitable uses for these corridors. Future development using the Suburban Corridor designation to determine use and density must have access to the corridor.*

*“**Economic Activity Centers**” are centrally located nodes of regional importance that are capable of supporting transportation services, industrial, commercial, residential, recreational and institutional uses at urban densities.*

*“**Urban Corridors**” are linear transportation routes that support regional focused urban land uses and densities. Corresponding transportation services, industrial, commercial, recreational and institutional uses at urban densities, meeting the regional needs of the resident, business and visitor population are suitable for these corridors. Future development using the Urban Corridor designation to determine use and density must have access to the corridor.*

*“**Urban Communities**” are settlements with a variety of urban and suburban residential, commercial, institutional, recreational and industrial uses capable of absorbing a large proportion of future growth. Urban Communities are proximate to Urban and Suburban Corridors.*

*“**Transitional Growth Areas**” are those lands located near the current municipal boundaries of the Cities of Conway and Loris as well as the Town of Aynor. The Transitional Growth Areas follow the current water and sewer service districts of these jurisdictions. Future uses in these areas include suburban and urban residential, commercial, institutional and recreational at varying densities and intensities.*

*“**Cities**” are those areas located within the jurisdictional boundaries of an incorporated city. Land uses within “Cities” are defined according to the future land use maps for each jurisdiction.*



## Zoning Districts

(Highlighted districts are no longer available for use in the rezoning of property)

AG1	Agriculture	Businesses for the raising, care and harvesting of trees, plants, animals and crops
AG2	Commercial Agriculture	Farm related businesses characterized as agriculture-commercial in nature
AG3	Agricultural Community Services	Intended for businesses that meet the needs of the rural community
AG4	Agricultural Estate	Residential development of five acres or greater with non-commercial farming activities, horses and limited farm animals
AG5	Agricultural Manufactured Estate	Residential development of five acres or greater including manufactured, modular and mobile homes with non-commercial farming activities, horses & limited farm animals
AG6	Agricultural Ranchettes	Residential on two acres or greater with non-commercial farming activities & horses
AG7	Manufactured Agricultural Ranchettes	Residential development of two acres or greater including manufactured, modular and mobile homes with non-commercial farming activities
LFA	Limited Forest Agriculture	Agriculture, low-density residential, forestry uses as well as limited commercial (agriculturally related), social, cultural, recreational, and religious uses
FA	Forest Agriculture	Agriculture, forestry, low-density residential, limited commercial (maximum size of 4,500 sq.ft.), social, cultural, recreational, and religious uses
CFA	Commercial Forest Agriculture	Agriculture, forestry, low-density residential, commercial, social cultural, recreational and religious uses
CP	Conservation/Preservation	Preserves environmentally sensitive or scenic lands
CO1	Conservation/Preservation	Preserves environmentally sensitive areas, such as wetlands, bays, creeks etc.
BO1	Boating/Marine Commercial	Businesses reliant on the ocean, rivers and streams
RE	Rural Estates	Rural family farms with minimum 1-acre lots excluding mobile home and including livestock and limited commercial
SF40	Residential, no mobile homes allowed	Minimum lot size - 40,000 sq. ft.
SF20	Residential, no mobile homes allowed	Minimum lot size - 20,000 sq. ft.
SF14.5	Residential, no mobile homes allowed	Minimum lot size - 14,500 sq. ft.
SF10	Residential, no mobile homes allowed	Minimum lot size - 10,000 sq. ft.
SF8.5	Residential, no mobile homes allowed	Minimum lot size - 8,500 sq. ft.
SF7	Residential, no mobile homes allowed	Minimum lot size - 7,000 sq. ft.
SF6	Residential, no mobile homes allowed	Minimum lot size - 6,000 sq. ft.(SF) or 8,000 sq. ft. (duplex)
MSF40	Residential, including mobile homes	Minimum lot size - 40,000 sq. ft.
MSF20	Residential, including mobile homes	Minimum lot size - 20,000 sq. ft.
MSF14.5	Residential, including mobile homes	Minimum lot size - 14,500 sq. ft.
MSF10	Residential, including mobile homes	Minimum lot size - 10,000 sq. ft.
MSF8.5	Residential, including mobile homes	Minimum lot size - 8,500 sq. ft.
MSF7	Residential, including mobile homes	Minimum lot size - 7,000 sq. ft.
MSF6	Residential, including mobile homes	Minimum lot size - 6,000 sq. ft.(SF) or 8,000 sq. ft. (duplex)
MHP	Mobile Home Park	Mobile home developments in which lots are leased
MRD 1	Multi-Residential One	Allows for mixed residential development in the <i>rural</i> areas of the county as identified on the future land use map.
MRD 2	Multi-Residential Two	Allows for mixed residential development in the <i>suburban</i> areas of the county as identified on the future land use map
MRD 3	Multi-Residential Three	Allows for mixed residential development in the <i>urban</i> areas of the county as identified on the future land use map
GR	General Residential	High density development including apartments and condominiums
GRn	General Residential "n"	One, two, multi-family, apartment and condominiums at a specified density per acre. No mobile homes are allowed.

RR	Resort Residential	Hotels, motels and resort condominiums
RC	Resort Commercial	Hotels, motels, condominiums, and marinas
RH	Resort Housing	Medium to high-density housing for transient population
AC	Amusement Commercial	Businesses providing entertainment as its primary activity
AM1	Indoor Amusement Commercial	Amusement related uses within buildings or facilities
AM2	Outdoor Amusement Commercial	Amusement related uses generally located outside buildings or facilities
NC	Neighborhood Commercial	Businesses intended to serve the surrounding neighborhood
CC	Community Commercial	Pedestrian-oriented commercial centers
HC	Highway Commercial	Automobile-oriented commercial development
CR	Commercial Recreation	Allows uses focused on commercially operated recreational activities
EIO	Education, Institution, Office	Allows uses focused on providing services that meet the education, medical, personal, professional, religious, and social needs of the community
RCS	Retail Consumer Services	Allows uses focused on commercially operated recreational activities public consumes, purchases or participates in as part of their day-to-day activities
TRS	Transportation Related Services	Allows uses that are auto reliant or focused on providing services for autos, public or private transportation facilities, services and communication facilities
RE1	Neighborhood Retail Services	Retail business or services with limited impacts intended to serve immediate neighborhood
RE2	Community Retail Services	Retail Business uses near communities or along transportation corridors
RE3	Convenience & Auto-related Services	Retail and service uses located adjacent to arterials or collector streets
RE4	High Bulk Retail	Retail or services businesses requiring outdoor storage areas
PA1	Passenger & Product Transportation	Intended for businesses that move people or goods within Horry County or to other destinations
OPI	Office/Professional/Institutional	Office developments, hospitals, and nursing homes
PR1	Office-Professional	Office or institutional uses
PR2	Campus Institution, Office & Research	Research, institutional & light industrial uses that are developed in "park" settings
ME1	Inpatient Medical Services	Inpatient and outpatient medical services (doctor's office, clinics etc.)
ME2	Outpatient Medical Services	Intense outpatient medical services (drug treatment centers, counseling facilities etc.)
LI	Limited Industrial	Industries not considered objectionable in terms of smoke noise, etc.
HI	Heavy Industrial	Large scale manufacturing, processing, and assembling operations
MA1	Limited Manufacturing and Industrial	Industries that do not pose potential environmental or safety hazards
MA2	General Manufacturing and Industrial	Industrial and manufacturing uses that may require outdoor storage
MA3	Heavy/Intense Manufacturing and Industrial	Intense manufacturing and industrial uses not appropriate in proximity to commercial or residential uses
PDD	Planned Development District	Allows for mixture of residential, commercial, office, industrial uses on a single site provided a written narrative and conceptual plan are submitted (PDD replaces the PUD district)
DP	Destination Park	Recreational sites for travel trailers and campers

## Public Hearing Notice

The Horry County Planning Commission will hold a public hearing on Thursday, December 5, 2019 at 5:30 p.m. in the Multi-purpose Room of the Government & Justice Center located at 1301 Second Ave in Conway, South Carolina for the following rezoning requests. The Commission members will meet at 4:45 p.m. for refreshments. The Planning Commission Workshop will be held Tuesday, November 26, 2019 at 3:00 p.m. All interested persons are urged to attend.

**2019-11-001** – Ricky Martin – Request to rezone 1.12 acres from Commercial Forest Agriculture (CFA) to Residential (MSF14.5) located Mill Pond Rd in Myrtle Beach (Council Member – C Crawford)

**2019-11-002** – Stanley Douglas Barnhill – Request to rezone 1.3 acres from Limited Forest Agriculture (LFA) to Residential (MSF20) located on Woodyard Bay Rd in Loris (Council Member – D Hardee)

**2019-11-003** – Jimmy D Fowler Jr, agent for S&H Holdings – Request to rezone .54 acre from Commercial Forest Agriculture (CFA) to Residential (SF10) located on Huston Rd in Conway (Council Member – D Hardee)

**2019-11-004** – John Russell Davis – Request to rezone 2.14 acres from Residential (SF20) to Residential (MSF20) located on Lake Ann Dr in Conway (Council Member – A Allen)

**2019-11-005** – Donald Long – Request to rezone 5 acres from Neighborhood Commercial (NC) to High Bulk Retail (RE4) located on Hwy 9 Bypass E in Loris (Council Member – P Prince)

**2019-11-006** – NFP Holdings LLC – Request to rezone 3.47 acres from Mobile Home Park (MHP) to Multi-Residential Three (MRD3) located on Leon Circle in Myrtle Beach (Council Member – G Loftus)

**2019-11-007** – Jimmy Rogers ETAL – Request to rezone .27 acre from Residential (SF10) to Multi-Residential Three (MRD3) located at 244 Park St in Little River (Council Member – H. Worley)

AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO GENERAL PROVISIONS FOR LIGHT AND GLARE REGARDING EXTERIOR LIGHTING

**Street Names** - Consider the following street name change. All interested persons are urged to attend. For further information, please call Nancy Tindall (843) 915-7893

**Conway Postal District** (29527)  
**Overcash Place**  
**Camp Crystal Lane**

An existing 30' public right-of-way and a 25' public road easement currently named **IBIS LANE** off Dongola Hwy in Conway.

### Title VI Notice

Horry County Government does not discriminate on the basis of race, color, national origin or sex, under Title VI of the Civil Rights Act. Persons who believe their access to services or programs is limited in violation of Title VI may contact the Title VI Coordinator at 843-915-7354.

Es la poliza de Gobierno de Condado de Horry de asegurar que ninguna persona sea excluida de participacion o sea negado los beneficios, o sea desicriminado bajo cualquiera de sus programas y



actividades financiado con fondos federales sobre la base de raza, color, origen nacional o sexo, como proveido por el Titulo VI. Las personas que creen que su acceso a los servicios o programas es limitado en violacion del Titulo VI puede ponerse en contacto con el la Coordinadores de Titulo VI, al 843-915-7354.

Americans with Disabilities Act (ADA) Information

The meeting site is accessible to persons with disabilities. Accommodations for persons with disabilities may be arranged with advance notice by calling the Title VI Coordinator at 843-915-7354.

Informacion sobre el Acta (ADA) para estadounidenses con discapacidades

El lugar de la reunion es accessible par alas personas con discapacidades. Se puede hace arreglos de acomodacion reasonable par alas personas con discapacidades, con aviso anticipado, llamando al con la Coordinadores de Titulo VI, al 843-915-7354.



**HORRY COUNTY PLANNING COMMISSION MEETING  
AGENDA**

**December 5, 2019 – 5:30 p.m.**

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- I. Call to Order – 5:30 p.m.**
- II. Invocation & Pledge of Allegiance**
- III. New Business**
- IV. Approval of Minutes**
  - 1. Planning Commission Workshop – October 31, 2019 .....12-14
  - 2. Planning Commission Meeting – November 7, 2019 .....15-17
- V. Public Input- You must register in the Planning Department one hour prior to the meeting.**
- VI. Street Names - NO PUBLIC HEARING REQUIRED**
- VII. Public Hearings**
  - A. Rezoning Requests**
    - 1. **PREVIOUSLY DEFERRED 2019-10-002** – CT Corporation agent for SST II LLC 338 Jessie St LLC – Request to rezone 3.57 acres from Retail Customer Services (RCS) & Highway Commercial (HC) to High Bulk Retail (RE4) located on Jesse St in Myrtle Beach (Council Member – G. Loftus).....30-32
    - 2. **2019-11-001** – Ricky Martin – Request to rezone 1.12 acres from Commercial Forest Agriculture (CFA) to Residential (MSF14.5) located Mill Pond Rd in Myrtle Beach (Council Member – C Crawford) .....34-37
    - 3. **2019-11-002** – Stanley Douglas Barnhill – Request to rezone 1.3 acres from Limited Forest Agriculture (LFA) to Residential (MSF20) located on Woodyard Bay Rd in Loris. (Council Member – D Hardee) .....38-40
    - 4. **2019-11-003** – Jimmy D Fowler Jr, agent for S&H Holdings – Request to rezone .54 acre from Commercial Forest Agriculture (CFA) to Residential (SF10) located on Huston Rd in Conway (Council Member – D Hardee) .....42-45
    - 5. **2019-11-004** – John Russell Davis – Request to rezone 2.14 acres from Residential (SF20) to Residential (MSF20) located on Lake Ann Dr in Conway (Council Member – A Allen) .....46-48
    - 6. **2019-11-005** – Donald Long – Request to rezone 5 acres from Neighborhood Commercial (NC) to High Bulk Retail (RE4) located on Hwy 9 Bypass E in Loris (Council Member – P Prince) .....50-52
    - 7. **2019-11-006** – NFP Holdings LLC – Request to rezone 3.47 acres from Mobile Home Park (MHP) to Multi-Residential Three (MRD3) located on Leon Circle in Myrtle Beach (Council Member – G Loftus) .....54-59



**HORRY COUNTY PLANNING COMMISSION MEETING**

- 8. **2019-11-007** – Jimmy Rogers ETAL – Request to rezone .27 acre from Residential (SF10) to Multi-Residential Three (MRD3) located at 244 Park St in Little River (Council Member – H. Worley) .....**60-63**

**B. Text Amendments**

- AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO GENERAL PROVISIONS FOR LIGHT AND GLARE REGARDING EXTERIOR LIGHTING .....**64-66**

**VIII. Adjourn**



*Committed to Excellence*

**HORRY COUNTY PLANNING COMMISSION WORKSHOP**

**AGENDA**

**November 26, 2019 – 3:00 p.m.**

- I. Call to Order – 3:00 p.m.**
- II. New Business**
- III. Developments - Street Names - No Public Hearing Required**
- IV. Street Name – Public Hearing Required .....18**
  - Conway Postal District (29527)**
  - Overcash Place**
  - Camp Crystal Lane**
  - An existing 30’ public right-of-way and a 25’ public road easement currently named IBIS LANE off Dongola Hwy in Conway.**
- V. Discussion – MRD Minor Amendment Process .....20-21**
- VI. Design Modification**
  - 1. Design Modification 226-00-00-0058: To allow the creation of 16 lots on an unpaved 50’ private Access Easement. ....22-27**
  - 2. Design Modification 305-09-02-0078: To allow common area to be converted to a residential lot.....28-29**
- VII. Rezoning Requests**
  - 1. PREVIOUSLY DEFERRED 2019-10-002 – CT Corporation agent for SST II LLC 338 Jessie St LLC – Request to rezone 3.57 acres from Retail Customer Services (RCS) & Highway Commercial (HC) to High Bulk Retail (RE4) located on Jesse St in Myrtle Beach. (Council Member – G. Loftus) .....30-32**
  - 2. 2019-11-001 – Ricky Martin – Request to rezone 1.12 acres from Commercial Forest Agriculture (CFA) to Residential (MSF14.5) located Mill Pond Rd in Myrtle Beach (Council Member – C Crawford) .....34-37**
  - 3. 2019-11-002 – Stanley Douglas Barnhill – Request to rezone 1.3 acres from Limited Forest Agriculture (LFA) to Residential (MSF20) located on Woodyard Bay Rd in Loris (Council Member – D Hardee) .....38-40**
  - 4. 2019-11-003 – Jimmy D Fowler Jr, agent for S&H Holdings – Request to rezone .54 acre from Commercial Forest Agriculture (CFA) to Residential (SF10) located on Huston Rd in Conway (Council Member – D Hardee) .....42-45**
  - 5. 2019-11-004 – John Russell Davis – Request to rezone 2.14 acres from Residential (SF20) to Residential (MSF20) located on Lake Ann Dr. in Conway (Council Member – A Allen) .....46-48**





**HORRY COUNTY PLANNING COMMISSION WORKSHOP**

- 6. **2019-11-005** – Donald Long – Request to rezone 5 acres from Neighborhood Commercial (NC) to High Bulk Retail (RE4) located on Hwy 9 Bypass E in Loris (Council Member – P Prince) .....**50-52**
- 7. **2019-11-006** – NFP Holdings LLC – Request to rezone 3.47 acres from Mobile Home Park (MHP) to Multi-Residential Three (MRD3) located on Leon Circle in Myrtle Beach (Council Member – G Loftus) .....**54-59**
- 8. **2019-11-007** – Jimmy Rogers ETAL – Request to rezone .27 acre from Residential (SF10) to Multi-Residential Three (MRD3) located at 244 Park St in Little River (Council Member – H. Worley).....**60-63**

**VIII. Text Amendments**

- 1. AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO GENERAL PROVISIONS FOR LIGHT AND GLARE REGARDING EXTERIOR LIGHTING .....**64-66**

**IX. Adjourn**

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF HORRY ) **Horry County Planning Commission**  
 ) **Planning Commission Workshop**  
 ) **Thursday, October 31, 2019**

The Horry County Planning Commission met on Thursday, October 31, 2019 at 3:00 p.m. in Multi-purpose Room B of the Government & Justice Center located at 1301 Second Avenue in Conway, SC. The following commission members were present: Marvin Heyd, Charles Brown, Pam Cecala, Martin Dawsey, Chris Hennigan, Burnett Owens, Jody Prince, Jerome Randall, and Chuck Rhome. Staff present included David Schwerd, John Danford, Pam Thompkins, Charles Suggs, David Jordan, Thom Roth, and Susi Miller. Commission members not present: Steven Neeves and Joey Ray.

In accordance with the SCFOIA, notices of the meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time, and place of the meeting.

**CALL TO ORDER** – Vice Chairman Marvin Heyd called the meeting to order at approximately 3:00 p.m. There was a quorum present.

**STREET NAMES – Developments - Street Names - No Public Hearing Required**

**CONWAY POSTAL DISTRICT (29526)**

**Minor – Conway SC Rentals LLC**

Yellow Handle Place

**CONWAY POSTAL DISTRICT (29527)**

**Minor Development – Hwy 378**

Berkman Court

**MYRTLE BEACH POSTAL DISTRICT (29588)**

**Regal Farms**

Dorian Loop

Augustine Drive

**LITTLE RIVER POSTAL DISTRICT (29566)**

**Heather Glen, Phases 7,8,9,& 11**

Sutherland Drive

Ferguson Drive

McClain Court

Rutherford Court

Cunningham Drive

Kendrick Street

Kelso Court

Melville Court

John Danford gave an overview. Chuck Rhome made a motion to approve as presented and Jerome Randall seconded. The motion carried unanimously.

**NEW BUSINESS** - Planning Commission Review Deadlines for 2020. John Danford gave an overview.

**DESIGN MODIFICATIONS**

**156-00-00-0012** – Kimberly Grayson: To allow an unimproved 50’ private access easement. John Danford gave an overview. Kimberly Grayson was present to address questions and concerns. Staff recommend approval with the condition that the road must be improved to county standards with any future changes to this property. Jody Prince made a motion to approve with stated conditions and Pam Cecala seconded. The motion carried unanimously.

Planning Commission Workshop

October 31, 2019

**176-05-02-0010** – William Bellamy: To allow an unimproved 50’ private access easement. John Danford gave an overview. Barry Coats was present to address questions and concerns. Staff recommend approval with the condition that the road must be improved to county standards with any future changes to this property. Chris Hennigan made a motion to approve with stated conditions and Chuck Rhome seconded. The motion carried unanimously.

**335-00-00-0007** – Sandy Acres: To allow an unimproved 50’ private right-of-way. John Danford gave an overview. David Johnson was present to address questions and concerns. Chuck Rhome asked if this was the same property that was denied for the same request in 2016. David Johnson stated that it was. Chuck Rhome asked what had changed since then. David Johnson explained that there have been no changes, but he had already sold the property and is unable to provide a deed to the new owner. John Danford stated that since this property is “grandfathered”, any division will have to come before the Planning Commission. Staff recommended disapproval. Chuck Rhome made a motion to approve and Pam Cecala seconded. The motion to approve failed 5:4.

**VESTED RIGHTS EXTENSION - 397-00-00-0151** – Waterbridge Phases 2, 3B & 3C. To grant an extension of vested rights for a period of one year. John Danford gave an overview. Sean Hoelscher with DDC Engineers, Inc., was present to address questions and concerns. Staff recommended approval. Chris Hennigan made a motion to approve and Jody Prince seconded. The motion carried unanimously.

**HWY 319 RURAL HERITAGE AREA PLAN AMENDMENT** – To amend the Horry County Comprehensive Plan “Envision 2025” by changing the boundary of the Highway 319 Rural Heritage Area Plan. John Danford gave an overview.

### **REZONING REQUESTS**

**PREVIOUSLY DEFERRED TWICE - Ord 86-19** (9/17/16 County Council remanded to Planning Commission for reconsideration) **2019-07-006** – South Causeway Builders LLC – Request to rezone 129 acres from Commercial Forest Agriculture (CFA) to Residential (SF10) located at Four Mile Rd and Oak St. in Conway. John Danford gave an overview. The applicant was not present.

**PREVIOUSLY DEFERRED TWICE - 2019-08-003** – Ed Hardee, agent for Palmetto Synergistic Research LLC – Request to rezone 5.96 acres from Forest Agriculture (FA) to Limited Manufacturing and Industrial (MA1) located at 8856 Pee Dee Hwy in Conway. John Danford gave an overview and stated that there has been a verbal request to withdraw. Since the request to defer has not been confirmed in writing, the board must go forward with the rezoning request.

**2019-10-001** – George Raymond Suggs – Request to rezone 1.25 acres from Commercial Forest Agriculture (CFA) to Residential (MSF10) located on Hwy 57 in Little River. John Danford gave an overview. The applicant was not present.

**2019-10-002** – CT Corporation agent for SST II LLC 338 Jessie St LLC – Request to rezone 3.57 acres from Retail Customer Services (RCS) & Highway Commercial (HC) to High Bulk Retail (RE4) located on Jesse St in Myrtle Beach. John Danford gave an overview. The applicant was not present.

**2019-10-003** – John W & Donna Coughlin – Request to rezone 4.77 acres from Outdoor Amusement Commercial (AM2) to Manufactured Agricultural Ranchettes (AG7) located on Hwy 554 in Loris. John Danford gave an overview. Donna Coughlin was present to address questions and concerns.

**2019-10-004** – Christopher Steele, agent for Tom Pate – Request to rezone 0.68 acres from Highway Commercial (HC) to Outpatient Medical Services (ME2) located on Socastee Blvd in Myrtle Beach. John Danford gave an overview and stated that there were several Code violations on this property, including unpermitted mobile homes, motor homes and unpermitted buildings. Chris Steele was present to address questions and concerns. Chris Steele stated that he wants to rent the building and to improve it. He also

stated that he will get rid of all unpermitted structures on the property and has permission from the property owner to do so.

**2019-10-005** – Mead & Hunt, agent for Chase Storage II, LLC – Request to amend the existing Planned Development District (PDD) located on Carolina Forest Blvd in Myrtle Beach. John Danford gave an overview. Jeff Miller with Mead & Hunt was present to address questions and concerns.

**2019-10-006** – Kimberly J Payne – Request to rezone 2 acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Hwy 501 in Conway. John Danford gave an overview. The applicant was not present.

**2019-10-007** – DDC Engineers, agent for FTTP Bishop Parkway LLC – Request to amend the existing Planned Development District (PDD) located at Fantasy Harbour in Myrtle Beach. John Danford gave an overview. Shawn Hoelscher with DDC Engineers, Inc., was present to address questions and concerns.

**2019-10-008** – Gary Ward, agent for Entity Properties LLC – Request to rezone 2.8 acres from Residential (MSF10) to Boating/Marine Commercial (BO1) located at Bay Rd & Freewoods Rd in Myrtle Beach. John Danford gave an overview. Steve Strickland with The Earthworks Group and Gary Ward were present to address questions and concerns.

**2019-10-009** – Robert S Guyton agent for Pure Assets LLC – Request to rezone .78 acre from Commercial Forest Agriculture (CFA) to Limited Manufacturing and Industrial (MA1) located on Socastee Blvd in Myrtle Beach. John Danford gave an overview. Shep Guyton was present to address questions and concerns.

An Ordinance to Amend Appendix B, Zoning, Article V, Section 527, of the Horry County Code of Ordinances pertaining to Landscaping and Tree Preservation. John Danford gave an overview stating the ordinance will be simplified and some updates will be presented at the upcoming meeting.

An Ordinance to Amend Appendix B, Zoning, Article X, of the Horry County Code of Ordinances pertaining to Sign Regulations. John Danford gave an overview.

An Ordinance to Amend Appendix B, Zoning, Article VII, Section 703 “Commercial Forest/Agriculture District” of the Horry County Code of Ordinances Pertaining to Multi-Family. John Danford gave an overview and stated that this amendment will remove wetlands from acreage for maximum density.

With no further business, Marti Dawsey made a motion to adjourn and Chris Hennigan seconded. The motion carried unanimously, and the meeting was adjourned at approximately 4:29 p.m.



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF HORRY ) **Horry County Planning Commission  
Planning Commission Meeting  
Thursday, November 7, 2019**

The Horry County Planning Commission met on Thursday, November 7, 2019 at 5:30 p.m. in Multi-purpose Room B of the Government & Justice Center located at 1301 Second Avenue in Conway, SC. The following commission members were present: Steven Neeves, Charles Brown, Pam Cecala, Martin Dawsey, Chris Hennigan, Burnett Owens, Jerome Randall, Joey Ray, and Chuck Rhome. Staff present included David Schwerd, David Jordan, Andy Markunas, Thom Roth, John Danford, and Susi Miller. Commission members not present: Jody Prince and Marvin Heyd.

In accordance with the SCFOIA, notices of the meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time, and place of the meeting.

**CALL TO ORDER** – Chairman Steven Neeves called the meeting to order at approximately 5:30 p.m. There was a quorum present. Jerome Randall led the invocation and the Pledge of Allegiance.

**PUBLIC INPUT** – None

**APPROVAL OF MINUTES**

Planning Commission Workshop – September 26, 2019

Planning Commission Meeting – October 3, 2019

With no corrections or additions to the minutes, Chuck Rhome made a motion to approve as presented and Chris Hennigan seconded. The motion to approve the minutes carried unanimously.

**NEW STREET NAMES – NO PUBLIC HEARING REQUIRED** – None

**NEW BUSINESS** – Planning Commission Review Deadlines for 2020. Jerome Randall made a motion to approve and Joey Ray seconded. The motion carried unanimously.

**PUBLIC HEARINGS**

**Hwy 319 Rural Heritage Area Plan Amendment** – Should the Planning Commission consider amending the existing bounds of Highway 319 Rural Area Heritage Plan as an amendment to the Horry County Comprehensive Plan, “Envision 2025”? John Danford gave an over view. Jody Nyers, Bernard Silverman, April O’Leary, and Tamara Tindal spoke in opposition of this request. Their concerns were lot size, density, flooding and traffic. Forrest Beverly spoke in favor of the request and stated that what they have planned will conform to the neighboring property. Chuck Rhome made a motion to approve and Chris Hennigan seconded. The motion failed 6:2.

**PREVIOUSLY DEFERRED TWICE - Ord 86-19** (9/17/16 County Council remanded to Planning Commission for reconsideration) **2019-07-006** – South Causeway Builders LLC – Request to rezone 129 acres from Commercial Forest Agriculture (CFA) to Residential (SF10) located at Four Mile Rd and Oak St in Conway. John Danford gave an overview. Rebecca Harper, Jody Nyers, and Tamara Tindal spoke in opposition of the request. Their concerns were traffic, stormwater, flooding, and lot size. Forrest Beverly was present to address questions and concerns. Staff recommended disapproval. Chuck Rhome made a motion to approve and Charlie Brown seconded. The motion to approve carried 5:4.

**PREVIOUSLY DEFERRED TWICE - 2019-08-003** – Ed Hardee, agent for Palmetto Synergistic Research LLC – Request to rezone 5.96 acres from Forest Agriculture (FA) to Limited Manufacturing

Planning Commission Meeting  
November 7, 2019

and Industrial (MA1) located at 8856 Pee Dee Hwy in Conway. John Danford gave an overview. There was no public input. The applicant was not present. Staff recommended disapproval. Chuck Rhome made a motion to approve and Chris Hennigan seconded. The motion to approve failed unanimously.

**2019-10-001** – George Raymond Suggs – Request to rezone 1.25 acres from Commercial Forest Agriculture (CFA) to Residential (MSF10) located on Hwy 57 in Little River. John Danford gave an overview. There was no public input. The applicant was not present. Staff recommended approval. Jerome Randall made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

**2019-10-002** – CT Corporation agent for SST II LLC 338 Jessie St LLC – Request to rezone 3.57 acres from Retail Customer Services (RCS) & Highway Commercial (HC) to High Bulk Retail (RE4) located on Jesse St in Myrtle Beach. John Danford gave an overview and stated that the applicant is requesting deferral. Pam Cecala made a motion to defer and Chuck Rhome seconded. The motion carried unanimously.

**2019-10-003** – John W & Donna Coughlin – Request to rezone 4.77 acres from Outdoor Amusement Commercial (AM2) to Manufactured Agricultural Ranchettes (AG7) located on Hwy 554 in Loris. John Danford gave an overview. There was no public input. Donna Coughlin was present to address questions and concerns. John Danford stated that staff recommends disapproval for AG7, because this falls under the Mount Vernon Rural Area Land Plan (Ordinance 69-08). If the applicant would agree to rezone to AG6 which does not allow manufactured, modular, and mobile homes, staff would recommend approval. Donna Coughlin stated that she would agree to rezone to AG6. With this change staff recommended approval. Jerome Randall made a motion to approve and Charlie Brown seconded. The motion carried unanimously.

**2019-10-004** – Christopher Steele, agent for Tom Pate – Request to rezone 0.68 acres from Highway Commercial (HC) to Outpatient Medical Services (ME2) located on Socastee Blvd in Myrtle Beach. John Danford gave an overview. There was no public input. Chris Steele was present to address questions and concerns. Staff recommended disapproval. Jerome Randall made a motion to approve and Pam Cecala seconded. The motion to approve failed 7:1.

**2019-10-005** – Mead & Hunt, agent for Chase Storage II, LLC – Request to amend the existing Planned Development District (PDD) located on Carolina Forest Blvd in Myrtle Beach. John Danford gave an overview. There was no public input. Jeff Miller was present to address questions and concerns. Staff recommended approval. Joey Ray made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

**2019-10-006** – Kimberly J Payne – Request to rezone 2 acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Hwy 501 in Conway. John Danford gave an overview. There was no public input. Frank Payne was present to address questions and concerns. Staff recommended approval. Chris Hennigan made a motion to approve and Jerome Randall seconded. The motion carried unanimously.

**2019-10-007** – DDC Engineers, agent for FTTP Bishop Parkway LLC – Request to amend the existing Planned Development District (PDD) located at Fantasy Harbour in Myrtle Beach. John Danford gave an overview. There was no public input. Sean Hoelscher was present to address questions and concerns. Staff recommended approval. Joey Ray made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

**2019-10-008** – Gary Ward, agent for Entity Properties LLC – Request to rezone 2.8 acres from Residential (MSF10) to Boating/Marine Commercial (BO1) located at Bay Rd & Freewoods Rd in Myrtle Beach. John Danford gave an overview. There was no public input. Steve Strickland and Gary Ward were present to address questions and concerns. Staff recommended approval. Charlie Brown made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

**2019-10-009** – Robert S Guyton agent for Pure Assets LLC – Request to rezone .78 acre from Commercial Forest Agriculture (CFA) to Limited Manufacturing and Industrial (MA1) located on  
Planning Commission Meeting  
November 7, 2019

Socastee Blvd in Myrtle Beach. John Danford gave an overview. Martin Dawsey recused himself. There was no public input. Shep Guyton was present to address questions and concerns. Staff recommended approval. Jerome Randall made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

### **TEXT AMENDMENTS**

An Ordinance to Amend Appendix B, Zoning, Article V, Section 527, of the Horry County Code of Ordinances pertaining to Landscaping and Tree Preservation. John Danford gave an overview. Chris Hennigan made a motion to approve and Pam Cecala seconded. The motion carried unanimously.

An Ordinance to Amend Appendix B, Zoning, Article X, of the Horry County Code of Ordinances pertaining to Sign Regulations. John Danford gave an overview. Chris Hennigan made a motion to approve and Joey Ray seconded. The motion carried unanimously.

An Ordinance to Amend Appendix B, Zoning, Article VII, Section 703 “Commercial Forest/Agriculture District” of the Horry County Code of Ordinances Pertaining to Multi-Family. John Danford gave an overview, stating that this request is to remove wetlands from the density calculations for multi-family developments within the Commercial Forest Agriculture (CFA) district. Felix Pitts from G3 Engineering and Jeff Miller spoke in opposition of the request. April O’Leary spoke in favor of the request. The board members felt that they needed more information before making a decision. Staff did not make a recommendation. Jerome Randall made a motion to approve and Chris Hennigan seconded. The motion to approve failed unanimously.

Marti Dawsey made a motion to reconsider the Design Modification of 335-00-00-0007 – Sandy Acres: To allow an unimproved 50’ private right-of-way. Charlie Brown seconded the motion. The motion to reconsider was approved unanimously. Mr. Johnson was present and stated that he understands that he is not allowed to sell additional lots until the road is improved and he will have to bring the road up to county standards. Mr. Johnson also stated that he would like this to be approved so he can give the new owner of the last lot he sold a deed to his property. The motion to approve remained as is from the October 31, 2019 Planning Commission Workshop. The motion to approve carried 5:4.

With no further business, Chris Hennigan made a motion to adjourn and Joey Ray seconded. The motion carried unanimously, and the meeting was adjourned at 7:46 p.m.

## **PUBLIC NOTICE**

The Horry County Planning Commission will hold a public hearing on December 5, 2019 at 5:30 PM in Multi-purpose Room B at 1301 2<sup>nd</sup> Avenue in Conway to consider the following street name change. All interested persons are urged to attend. For further information, please call Nancy Tindall (843) 915-7893.

**Conway Postal District**                      **(29527)**

**Overcash Place**  
**Camp Crystal Lane**

An existing 30' public right-of-way and a 25' public road easement currently named **IBIS LANE** off Dongola Hwy in Conway.

**Run Date: 11/14/19**



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Planning Commission Briefing Memorandum  
Horry County, South Carolina

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Date: 11/18/19  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Charles Suggs, Senior Planner  
Cleared By: David Schwerd, Director  
Regarding: Minor MRD Amendments

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**ISSUE:**

Can a Minor MRD Amendment be reverted to the original request post staff approval?

**BACKGROUND:**

A rezoning request for a Multi-Residential District includes a site plan that sets the parameters for the development. If approved, the density and type of land use is governed by the approved Ordinance. While the land plan sets the stage for the development, there are alterations to the plan that can be approved at staff level and are referred to as a Minor MRD Amendment. The Minor MRD Amendment can be approved if the request does not breach the 6 approved minor changes as required by Section 752(H) 4.

One of the changes within the amendment process allows the unit type to be altered if it is a decrease in land use intensity. A specific example would be a change from multi-family to single family.

The questions at hand is, once the Minor MRD Amendment has been approved to reduce the intensity of the land use, would a request to revert the single family back to the originally approved multi-family request be allowed under the Minor MRD Amendment purview?

**HORRY COUNTY**  
**PLANNING & ZONING DEPARTMENT**  
1301 SECOND AVE., SUITE 1D 09  
CONWAY SC, 29526



(843) 915-5340

FAX (843) 915-6340

**APPLICATION FOR A MINOR CHANGE TO A MRD**

\_\_\_\_\_  
APPLICANT/REQUESTED BY

\_\_\_\_\_  
MAILING ADDRESS

\_\_\_\_\_  
PHONE NUMBER

\_\_\_\_\_  
EMAIL ADDRESS

REGARDING PROPERTY LOCATED AT: \_\_\_\_\_

\_\_\_\_\_  
TAX MAP NUMBER #      MRD NAME

\_\_\_\_\_  
PROPERTY OWNER

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE OF APPLICATION

**I. PLEASE EXPLAIN HOW YOUR REQUEST FALLS WITHIN THE SIX (6) APPROVED MINOR CHANGES AS REQUIRED BY SECTION 752(H) 4**

1. Does not increase the density: \_\_\_\_\_

\_\_\_\_\_

2. Does not change the outside (exterior boundaries): \_\_\_\_\_

\_\_\_\_\_

3. Does not change any use; except changes from multi-family residential to single family residential, if density is not increased:

\_\_\_\_\_

4. Does not materially change the location or amount of land devoted to specific land uses: \_\_\_\_\_

\_\_\_\_\_

5. Does not significantly change the exterior appearance from those on any plans submitted: \_\_\_\_\_

\_\_\_\_\_

6. Is related to: minor shifting of the location of buildings, parking, proposed streets, public or private ways, utility easements, parks, other public open spaces: \_\_\_\_\_

\_\_\_\_\_

II. Please provide a site plan depicting the minor change for which you are seeking approval.

III. A decision will be made by the Zoning Administrator within ten (10) business days of filing.

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**PLANNING AND ZONING DEPARTMENT USE ONLY**

APPROVED:    Y      N

DECISION RENDERED BY:

\_\_\_\_\_  
SIGNATURE OF ZONING ADMINISTRATOR

\_\_\_\_\_  
DATE

Issue Date:

Request #:

Planning Commission Decision Memorandum  
Horry County, South Carolina

---

Date: November 26, 2019  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Kym Wilkerson, Plan Reviewer  
Cleared By: John Danford, Deputy Director  
Regarding: 226-00-00-0058 (Dennie Cannon-Bluebird Estates)

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**ISSUE:**

Should the Planning Commission waive the access management requirements of a Major subdivision?

**PROPOSED ACTION:**

The applicant proposes to subdivide off of Rose Petal Lane, an existing 1,967-linear foot unpaved 50' Private Access Easement with the creation of 8 additional lots bringing the total to 16 lots.

**RECOMMENDATION:**

Disapproval

**BACKGROUND:**

Bluebird Estates previously applied for two separate design modifications:

2009: Design Modification approved allowing the creation of a Shared Private Drive (Rose Petal Lane) measuring 1,967 linear feet to receive access via an unimproved 50' Private Road (Flower Lane). Flower Lane was created in 1999 as part of an eight (8) lot minor development.  
(re: PB 166-75 & 248-27)

2010: Design modification approved allowing the creation of eight (8) additional parcels receiving access via Rose Petal Lane with the condition that *“all future subdivision beyond the proposed 8 lots will require the entire length of Rose Petal Lane and a portion of Flower Lane between Rose Petal and Bluebird be paved to county standards.”*  
(re: PB 251-187)

Currently, the applicant has submitted 2 subdivision plats. Both plats propose the creation of 4 new parcels (8 in total), all receiving access via the existing unpaved 50' Private Access Easement (Rose Petal Lane). These two platting actions would create 16 lots total accessing Rose Petal Lane with the potential of more lots being subdivided off of the remainder.

Article 1, Section 15-2 defines a Major Development as;

- 1) The creation of a private street greater than 1800'.
- 2) The creation of more than 10 lots (including parent tract) regardless of whether adequate access already exists.

Article 1, Section 8 does not give the Planning Commission the ability to grant a Design Modification to Article 1 standards, meaning the proposed lots are considered a “Major” subdivision due to the length of the road and the total number of lots.

Article 4, Section 2-1 requires all Major Developments be accessed via a platted and paved fee simple right-of-way.

Article 2, Section 3-8(a) states that a Minor Development expanded beyond 10 lots requires the roadway that provides access to the new lots be upgraded to the standards of a Major Development.

**ANALYSIS:**

Further subdivision on an unpaved 50' Private Access Easement contradicts the Land Development Regulations intent "to ensure that adequate vehicular access is provided to all land developments" as well as "ensuring that property owners will not experience delays in public safety responses to emergency situations". There are no special conditions or topographical constraints unique to the property and the applicant is not proposing any mitigation strategies to ensure the intent of the regulations is maintained.













Planning Commission Decision Memorandum  
Horry County, South Carolina

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Date: 11/13/19  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Charles Suggs, Senior Planner  
Cleared By: John Danford, Deputy Director  
Regarding: 305-09-02-0078 Stone's Edge

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**ISSUE:**

Should the Planning Commission allow common area to convert to a residential lot?

**PROPOSED ACTION:**

Amend the approved master plan to convert common area 5 to a buildable lot.

**RECOMMENDATION:**

Approval

**BACKGROUND:**

Stone's Edge is a master planned community that was approved in 1998. This master planned community consisted of a total of 105 lots and 9.45 acres of common area. The common area in question was conveyed to Kenneth Wilson from Stone's Edge Owner's Association in 2010 (DB 3445 PG 1808). The subject parcel was then conveyed to Kirby and Tammy Hunt in October of 2019 (DB 4254 PG 257). Current Land Development Regulations require common area to be conveyed to an HOA/POA to be maintained and held in common.

Prior to 2001 there were no common area/open space requirements for residential subdivisions in Horry County. As such, Common Area 5 was never "required" open space. However, under the current LDR's any conversion of platted common area/open space requires Planning Commission approval.

**ANALYSIS:**

The request proposes the conversion of land originally platted as Common Area 5 into a residential lot. If approved, the Stone's Edge development will have a total of 106 units. This request does not compromise the intent of the Land Development Regulations as the common area is not required.





Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	CT Corporation (Energov # 047001)	Rezoning Request #	2019-10-002
PIN #	42607020004	County Council District #	4 - Loftus
Site Location	Jesse St in Myrtle Beach	Staff Recommendation	
Property Owner Contact	SST II 338 Jesse St LLC	PC Recommendation	
		Size (in acres) of Request	3.57

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	RCS & HC	Flood and Wetland Information	X	LI	LI	MA1
Proposed Zoning	RE4	Public Health & Safety (EMS/fire) in miles	2.4 (Fire)	LI	Subject Property	LI
Proposed Use	Outdoor Storage	Utilities	Public	HC	HC	PDD
		Character of the Area	Commercial			

COMMENTS	
Comprehensive Plan District: Urban Communities	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to rezone from Retail Consumer Services (RCS), a retired zoning district, to High Bulk Retail (RE4) to allow for storage of vehicles within a lot currently used for mini-warehouse and commercial business. A previous rezoning of the subject parcel occurred in 2004 (Ord. 115-04) with a lot combination and a zoning district change from LI/HC to RCS to allow for the mini-warehouse. As the request pertains to the storage of vehicles, a verification that all on-site parking requirements will be necessary prior to approval.</p> <p>This parcel is designated as <b>Mixed Use</b> in the <b>IMAGINE 2040</b> comprehensive plan. 1/7/2019 Requested Deferral</p> <p>Public Comment:</p>	

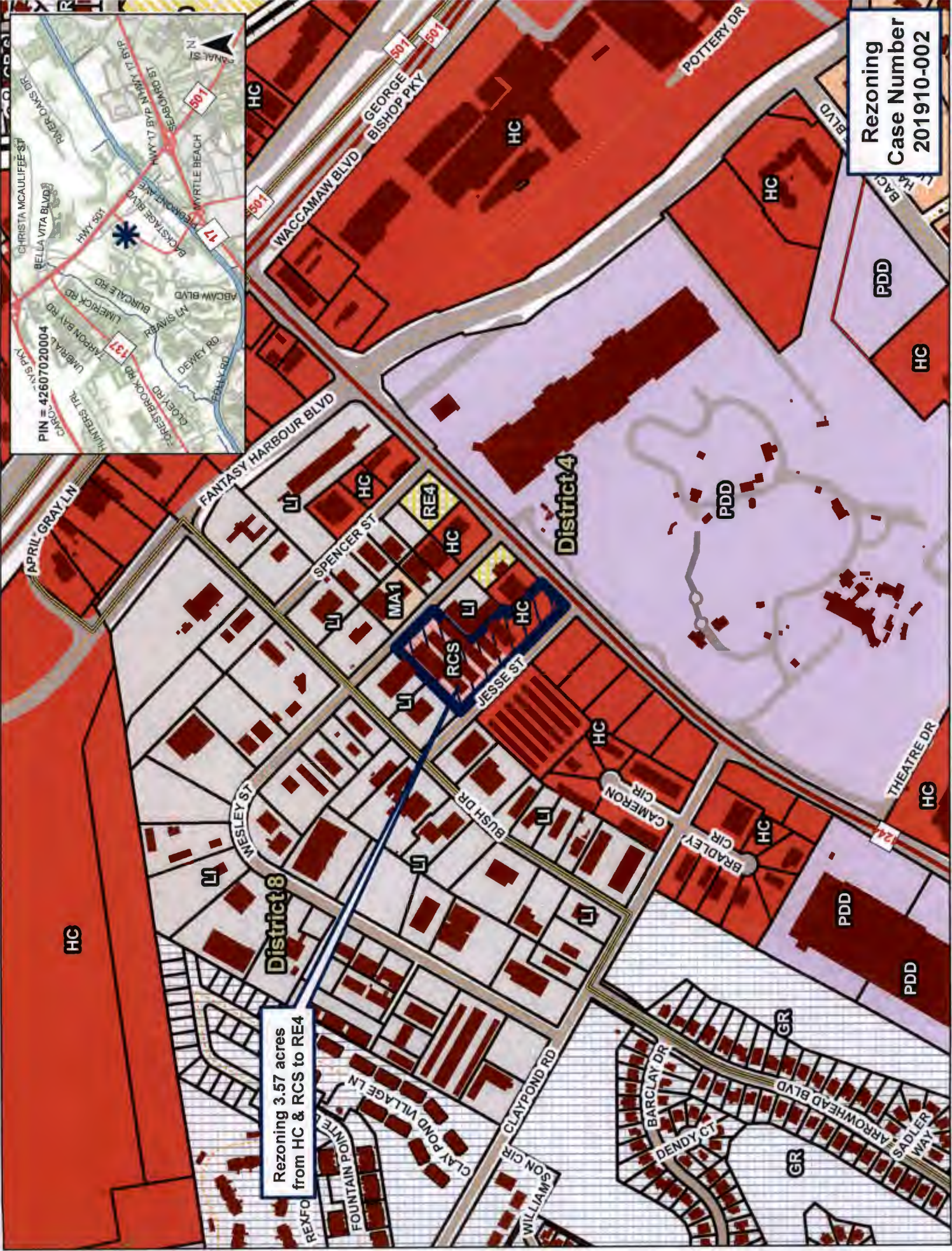
TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	150 / 500	Existing Road Conditions	County, Paved. Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	290 / 550	Rd, Station, Traffic AADT (2017) % Road Capacity	George Bishop Pkwy, Station 304 18,800 AADT 50% - 55%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	RCS/HC	LI	MA1	PDD	HC
Min. Lot Size (in square feet)	21,780	10,000/10,000	21,780	21,780	NA	10,000
Front Setback	60	50/50	50	50	25	50
Side Setback	10	10/10	20	25	25	10
Rear Setback	15	15/15	25	25	25	15
Bldg. Height	36	65/120	60	60	175	120

Date Advertised: 1/17/2019 Date Posted: 10/9/2019 # Property Owners Notified: 35 Date Notification Mailed: 1/17/2019 Report Date: 11/17/2019 BY: sm



Rezoning  
Case Number  
201910-002



Rezoning 3.57 acres  
from HC & RCS to RE4





Rezoning 3.57 acres  
from HC & RCS to RE4



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Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	Ricky Martin (Energov # 047073)	Rezoning Request #	2019-11-001
PIN #	42914010003 & 42914010004	County Council District #	6 - Crawford
Site Location	Corner of Mill Pond Rd & Brothers Hill Rd in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Ricky Martin	PC Recommendation	
		Size (in acres) of Request	1.12

**ZONING DISTRICTS**

Current Zoning	CFA
Proposed Zoning	MSF14.5
Proposed Use	Three Residential Lots

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	3.5 (Fire/Medic)
Utilities	Public
Character of the Area	Residential

**ADJACENT PROPERTIES**

CFA	CFA	CFA
CFA	Subject Property	CFA
MSF40	MSF40	MSF20

**COMMENTS**

Comprehensive Plan District: Urban Communities	Overlay/Area Plan: None
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**Discussion:** The applicant is requesting to rezone 1.12 acres from CFA to MSF14.5 with the intent to subdivide for residential lots. A mix of residential districts is present within the immediate area including MSF20 and MSF40 with SF10 and MSF10 districts located along HWY544 in close proximity to the subject parcel. This request includes two existing parcels with one being 0.62 acres and the second being 0.5 acres. The larger parcel has frontage on both Mill Pond Rd and Brothers Hill Rd.

This parcel is designated as Rural Communities in the IMAGINE 2040 comprehensive plan.

**Public Comment:**

**TRANSPORTATION INFORMATION**

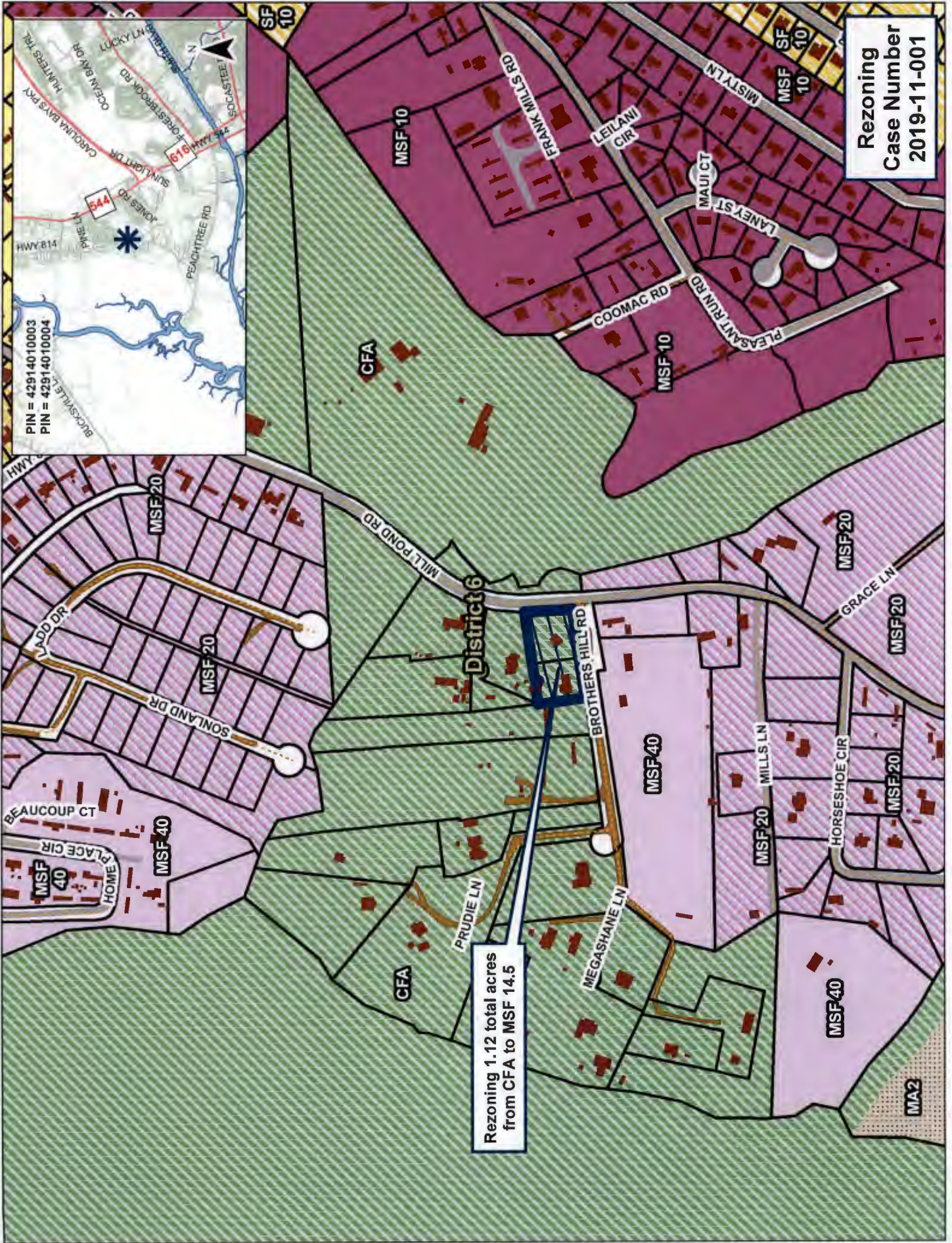
Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 100	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	24 / 24	Rd, Station, Traffic AADT (2017) % Road Capacity	SC Hwy 544, Station 244 31,600 AADT 90%-95%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF14.5	CFA (res/com)	CFA (res/com)	MSF20	MSF40	
Min. Lot Size (in square feet)	14,500	21,780/43,560	21,780/43,560	20,000	40,000	
Front Setback	25	25/60	25/60	40	50	
Side Setback	10	10/25	10/25	15	20	
Rear Setback	15	15/40	15/40	25	30	
Bldg. Height	35	35	35	35	35	

Date Advertised: 11/14/19 Date Posted: 11/14/19 # Property Owners Notified: 16 Date Notification Mailed: 11/14/19 Report Date: 11/14/19 BY: sm









Rezoning 1.12 total acres  
from CFA to MSF 14.5





VICINITY MAP  
(NOT TO SCALE)



PORTION OF LOT 2  
DONALD D., RETA &  
CANDI SPROUSE  
P.M. 429-14-01-0005  
D.B. 2845, PG. 802  
P.B. 118, PG. 147

PARCEL 2  
OF LOT 18  
THOMAS R. & MARY  
BETH KOMNICK  
P.M. 429-14-01-0002  
D.B. 2845, PG. 802  
P.B. 118, PG. 147

PARCEL 1 OF LOT 18  
THOMAS R. & MARY  
BETH KOMNICK  
P.M. 429-14-01-0002  
D.B. 1378, PG. 827  
P.B. 118, PG. 75

REVISED LOT 1A  
20,026 S.F.  
0.46 AC.±

LOT 1B-1  
14,500 S.F.±  
0.33 AC.±

LOT 1B  
RICKY MARTIN  
P.M. 429-14-01-0003  
D.B. 3045, PG. 499  
P.B. 212, PG. 218

LOT 1B-2  
14,500 S.F.±  
0.33 AC.±

LOT 1A  
RICKY MARTIN  
P.M. 429-14-01-0004  
D.B. 3045, PG. 499  
P.B. 153, PG. 27



*J. Jason Cox*  
01/25/2019

J. JASON COX  
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 28950

- LEGEND**
- BOUNDARY POINT
  - PARCEL BOUNDARY LINES
  - - - ADJACENT PROPERTY LINES
  - - - RIGHT OF WAY
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - P.G. PAGE
  - S.F. SQUARE FEET
  - AC. ACRE
  - S.B.L. BUILDING SETBACK LINE
  - R/W RIGHT-OF-WAY

MILL POND ROAD  
(66' PUBLIC R/W)

BROTHER'S HILL ROAD  
(50' PRIVATE R/W)

SKETCH PLAN  
LOT RECONFIGURATION OF  
**LOTS 1A & 1B**  
PREPARED FOR:  
**RICKY MARTIN**  
SOCASTEE TOWNSHIP  
HORRY COUNTY SOUTH CAROLINA

SCALE: 1 INCH = 30 FEET  
SURVEYED & MAPPED BY

**COX SURVEYORS & ASSOCIATES**  
A LIMITED LIABILITY COMPANY  
4325 DICK POND ROAD, SUITE A  
MYRTLE BEACH, SC 29588 (843) 650-1500  
WWW.COXSURVEYORS.COM

DRAWN BY YCB FIELD DATE  
REVIEWED JCB PLAT DATE 09/25/2019  
CREW CHIEF CTB REV. DATE CS-1546

**REFERENCE MAPS**

1. "MAP OF 2 LOTS OF LAND IN SOCASTEE TOWNSHIP, HORRY COUNTY, S.C. SURVEYED FOR RICKY J. MARTIN" DATED MARCH 16, 2006 BY COASTAL LAND SURVEYORS, INC. AND RECORDED AT HORRY COUNTY R.O.D. IN P.B. 212, PG. 218.
2. "SURVEY OF LOT 1 AND A PORTION OF LOT 2, LEDIA MARIE F. TUTEN SUBDIVISION" DATED JANUARY 30, 1992 BY ETS-ENGINEERING AND TECHNICAL SERVICES, INC. AND RECORDED AT HORRY COUNTY R.O.D. IN P.B. 118, PG. 147.
3. "A MINOR SUBDIVISION OF LOTS 1A THRU 1D FOR THOMAS KOMNICK" DATED DECEMBER 9, 1997 BY ETS-ENGINEERING AND TECHNICAL SERVICES, INC. AND RECORDED AT HORRY COUNTY R.O.D. IN P.B. 153, PG. 27.
4. "MINOR SUBDIVISION MAP OF 36.89 ACRES OF PROPERTY FOR LEDIA MARIE F. TUTEN" DATED MAY 3, 1991 BY ETS-ENGINEERING AND TECHNICAL SERVICES, INC. AND RECORDED AT HORRY COUNTY R.O.D. IN P.B. 115, PG. 75.
5. "PLAT OF PARCELS 1 AND 2 A DIVISION OF LOT 1B" DATED MAY 11, 2007, LAST REVISED OCTOBER 29, 2008 BY WACCAMAW LAND SURVEYORS, INC. AND RECORDED AT HORRY COUNTY R.O.D. IN P.B. 241, PG. 41.

- NOTES**
1. PIN NUMBERS AS SHOWN.
  2. IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 4505IC 0580 H DATED AUGUST 23, 1989 AND IS SUBJECT TO VERIFICATION BY THE COUNTY FLOODPLAIN MANAGER / FEMA OFFICER.
  3. ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON P.B. 212, PG. 218. NO SURVEY BY THIS OFFICE ON THIS DATE.
  4. A TITLE SEARCH WAS NOT PERFORMED BY THIS OFFICE ON THIS DATE.
  5. THIS SKETCH PLAN IS NOT SUITABLE FOR THE DEEDING OF PROPERTY OR RECORDATION WITH HORRY COUNTY.

THIS INSTRUMENT AND REPRODUCIBLE COPIES OF THIS INSTRUMENT ARE OWNED BY COX SURVEYORS & ASSOCIATES, LLC. REPRODUCTIONS OF THIS INSTRUMENT ARE NOT PERMITTED WITHOUT THE WRITTEN CONSENT OF COX SURVEYORS & ASSOCIATES, LLC. UNLESS OBTAINED THROUGH MATTERS OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	Stanley Douglas Barnhill (Energov # 047247)	Rezoning Request #	2019-11-002
PIN #	27011030003	County Council District #	10 – Hardee
Site Location	Woodyard Bay Rd in Loris	Staff Recommendation	
Property Owner Contact	Stanley Douglas Barnhill	PC Recommendation	
		Size (in acres) of Request	1.3

**ZONING DISTRICTS**

Current Zoning	LFA
Proposed Zoning	MSF20
Proposed Use	Accessory Dwelling

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.25 (Fire/Medic)
Utilities	Private
Character of the Area	Residential, Rural

**ADJACENT PROPERTIES**

LFA	LFA	LFA
LFA	Subject Property	LFA
LFA	LFA	LFA

**COMMENTS**

Comprehensive Plan District: Rural Area	Overlay/Area Plan: None
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**Discussion:** The applicant is requesting to rezone to allow for an accessory dwelling on an existing residential lot. The subject lot is located near, but not within, the Mt. Vernon Rural Area Management Plan. Several previous rezonings occurred within close proximity to the parcel to include requests for SF10, AG2, SF14.5. Current LFA zoning allows for a variety of uses to include single family dwellings including manufactured homes. This request would reduce the minimum lot size to 20,000 square feet and the intended principle land use for MSF20 is low density single family residential although it does allow for non-commercial agriculture, golf courses, accessory uses, and several additional uses subject to the provisions of the Zoning Ordinance.


This parcel is designated as Rural in the IMAGINE 2040 comprehensive plan.

**Public Comment:**

**TRANSPORTATION INFORMATION**

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 50	Existing Road Conditions	State, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	16 / 16	Rd, Station, Traffic AADT (2017) % Road Capacity	SC 366, Station 649 600 AADT 5%-10%
Proposed Improvements			

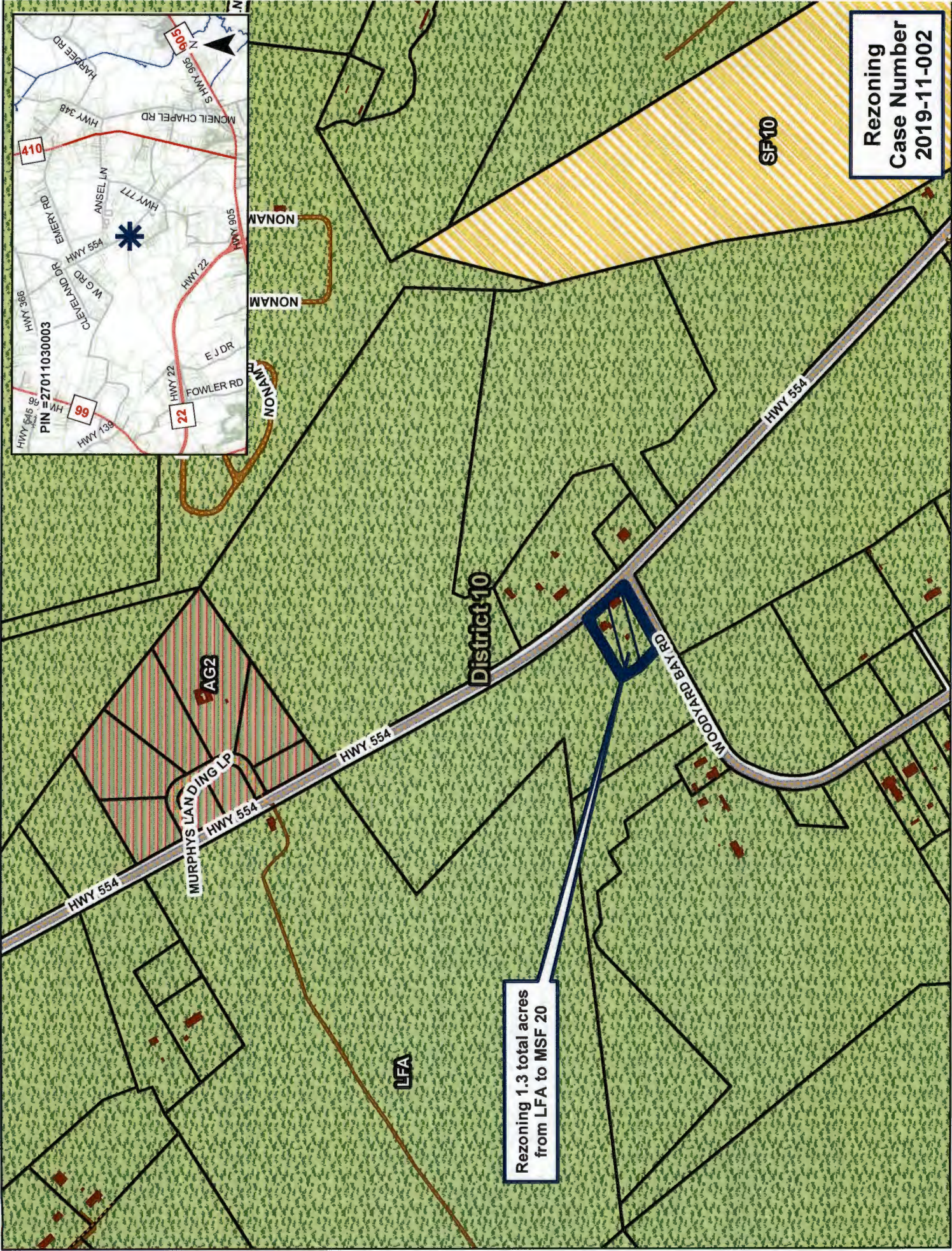
**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF20	LFA	LFA			
Min. Lot Size (in square feet)	20,000	43,560	43,560			
Front Setback	40	60	60			
Side Setback	15	25	25			
Rear Setback	25	40	40			
Bldg. Height	35	35	35			

Date Advertised: 11/14/19 Date Posted: 11/14/19 # Property Owners Notified: 10 Date Notification Mailed: 11/14/19 Report Date: 11/14/19 BY: sm



Rezoning  
Case Number  
2019-11-002



Rezoning 1.3 total acres  
from LFA to MSF 20





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Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	Jimmy D Fowler Jr, agent for S&H Holdings (Energov # 047259)	Rezoning Request #	2019-11-003
PIN #	34304020008	County Council District #	10 - Hardee
Site Location	Huston Rd in Conway	Staff Recommendation	
Property Owner Contact	Jimmy D Fowler Jr	PC Recommendation	
		Size (in acres) of Request	.54

**ZONING DISTRICTS**

Current Zoning	CFA
Proposed Zoning	SF10
Proposed Use	Residential

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2 (Fire)
Utilities	Public
Character of the Area	Residential

**ADJACENT PROPERTIES**

CFA	CFA	CFA
CFA	Subject Property	SF10
CFA	CFA	CFA

**COMMENTS**

Comprehensive Plan District: Rural Area	Overlay/Area Plan: None
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**Discussion:** The applicant is requesting to rezone to subdivide for two residential lots. Based on the sketch provided both lots will need a variance for minimum lot width at building site. This parcel is located adjacent to the Creekside Custom Homes that rezoned 10.65 acres of CFA to SF10 (Ord. 75-09). Within the immediate vicinity is the Barons Bluff PDD, a single family development with minimum lot area of 8,125 sqft (Ord. 200-06). Bear Bluff Rd is the route for access from the subject parcel for access to Old Reeves Ferry Rd and Highway 90.

This parcel is designated as Rural Communities in the **IMAGINE 2040** comprehensive plan.

Public Comment:

**TRANSPORTATION INFORMATION**

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 8	Existing Road Conditions	County, Paved
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	16 / 16	Rd, Station, Traffic AADT (2017) % Road Capacity	SC 90, Station 224 12,300 AADT 70%-75%
Proposed Improvements			

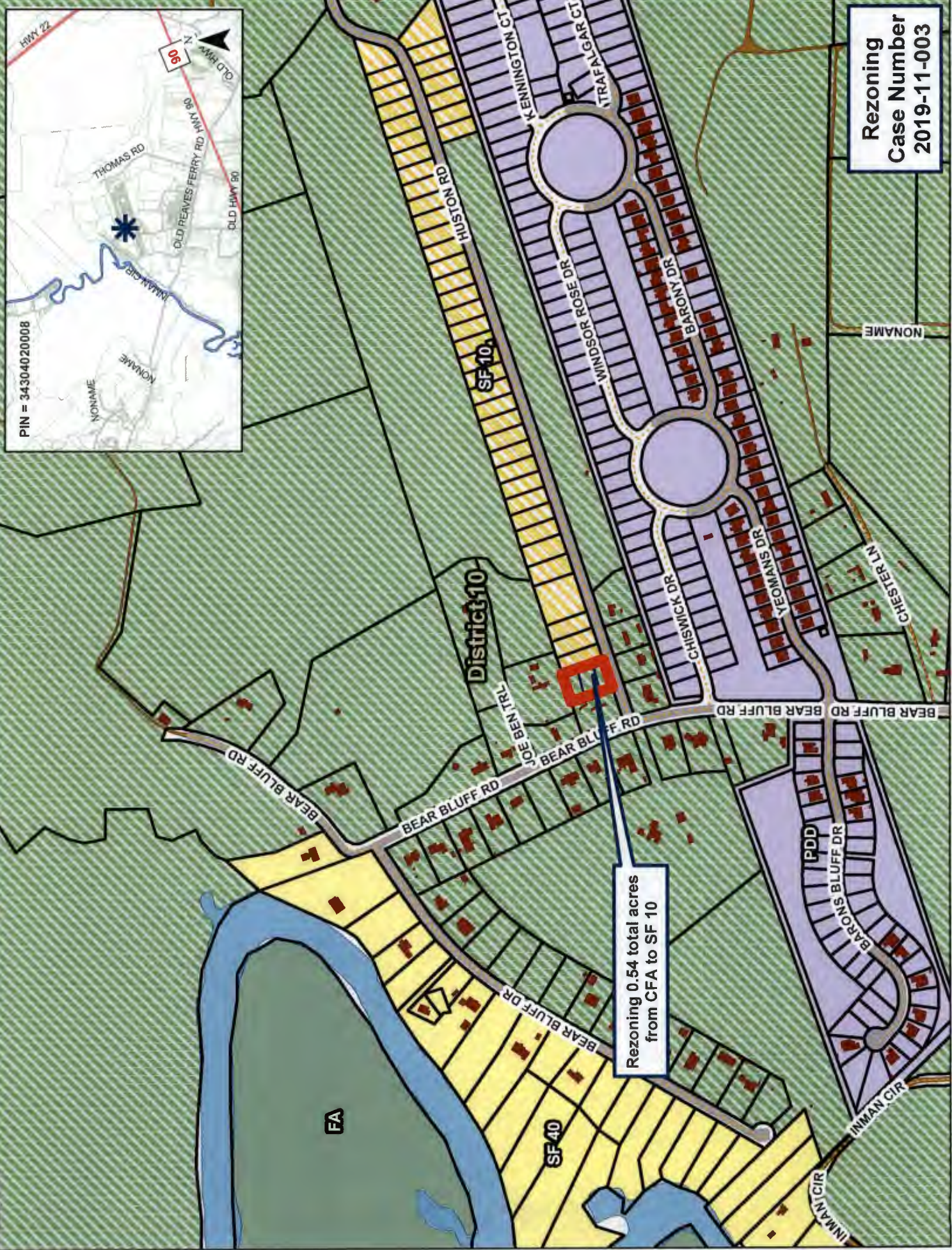
**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF10	CFA (res/com)	CFA (res/com)			
Min. Lot Size (in square feet)	10,000	21,780/43,560	21,780/43,560			
Front Setback	25	25/60	25/60			
Side Setback	10	10/25	10/25			
Rear Setback	15	15/40	15/40			
Bldg. Height	35	35	35			

Date Advertised: 11/14/19 Date Posted: 11/14/19 # Property Owners Notified: 21 Date Notification Mailed: 11/14/19 Report Date: 11/14/19 BY: sm



Rezoning  
Case Number  
2019-11-003





Rezoning  
Case Number  
2019-11-003



Rezoning 0.54 total acres  
from CFA to SF 10





Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	John Russell Davis (Energov # 047314)	Rezoning Request #	2019-11-004
PIN #	37105020016	County Council District #	11 - Allen
Site Location	Lake Ann Dr in Conway	Staff Recommendation	
Property Owner Contact	John Russell Davis	PC Recommendation	
		Size (in acres) of Request	2.14

**ZONING DISTRICTS**

Current Zoning	SF20
Proposed Zoning	MSF20
Proposed Use	Manufactured Home

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	5 (Fire)
Utilities	Public/Septic
Character of the Area	Residential

**ADJACENT PROPERTIES**

FA	SF20	FA
SF20	Subject Property	FA
FA	FA	FA

**COMMENTS**

Comprehensive Plan District: Rural Area	Overlay/Area Plan: None
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**Discussion:** The applicant is requesting to rezone to allow for manufactured homes on a residential property. Currently the 2.14 acre property is zoned SF20 which does not permit manufactured/mobile homes and there are other SF20 and SF40 zoned properties within the immediate neighborhood. The surrounding area off of HWY 378 is mostly zoned CFA and FA which both allow for manufactured homes on lots with minimum area of 0.5 acres.

This parcel is designated as Rural in the IMAGINE 2040 comprehensive plan.

Public Comment:

**TRANSPORTATION INFORMATION**

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 8	Existing Road Conditions	County, Unpaved
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16 / 16	Rd, Station, Traffic AADT (2017) % Road Capacity	US 378 , Station 143 11,000 AADT 65%-70%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF20	SF20	SF20	FA (com/res)		
Min. Lot Size (in square feet)	20,000	20,000	20,000	43,560/21,780		
Front Setback	40	40	40	60/25		
Side Setback	15	15	15	25/10		
Rear Setback	25	25	25	40/15		
Bldg. Height	35	35	35	35		

Date Advertised: 11/14/19 Date Posted: 11/14/19 # Property Owners Notified: 11 Date Notification Mailed: 11/14/19 Report Date: 11/14/19 BY: sm



Rezoning  
Case Number  
2019-11-004



Rezoning 2.14 total acres  
from SF 20 to MSF 20



**Rezoning  
Case Number  
2019-11-004**



**Rezoning 2.14 total acres  
from SF 20 to MSF 20**

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Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	Donald Long (Energov # 047374)	Rezoning Request #	2019-11-005
PIN #	17713020004	County Council District #	9 - Prince
Site Location	Hwy 9 Bypass E in Loris	Staff Recommendation	
Property Owner Contact	Donald E Long Sr, Etal	PC Recommendation	
		Size (in acres) of Request	5

**ZONING DISTRICTS**

Current Zoning	NC
Proposed Zoning	RE4
Proposed Use	Retail Sales - Furniture

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.85 (Fire)
Utilities	Septic
Character of the Area	Residential & Commercial

**ADJACENT PROPERTIES**

MSF10	MSF10	MSF10
MSF10	Subject Property	MSF10
FA	FA	MSF10

**COMMENTS**

Comprehensive Plan District: Urban Corridors	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone to allow for retail sales with outdoor storage. Proposed business to sell farm-style furniture on a property that is currently used as a salvage and sale yard. The parcel is located adjacent to the Diamondback Golf Course property. Neighborhood Commercial does not allow outdoor storage and the High Bulk Retail District (RE4) is intended to provide opportunities for businesses with outdoor storage to locate along arterial or collector roadways. The property is within the height overlay for Twin City Airport.


This parcel is designated as Rural Communities and Scenic & Conservation in the IMAGINE 2040 comprehensive plan.

Public Comment:

**TRANSPORTATION INFORMATION**

Daily Trips based on existing use / Max Daily Trips based on current zoning	10 / 500	Existing Road Conditions	State, Four-lane, Divided
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	100 / 1,000	Rd, Station, Traffic AADT (2017) % Road Capacity	SC 9, Station 197 9,600 AADT 20%-25%
Proposed Improvements			

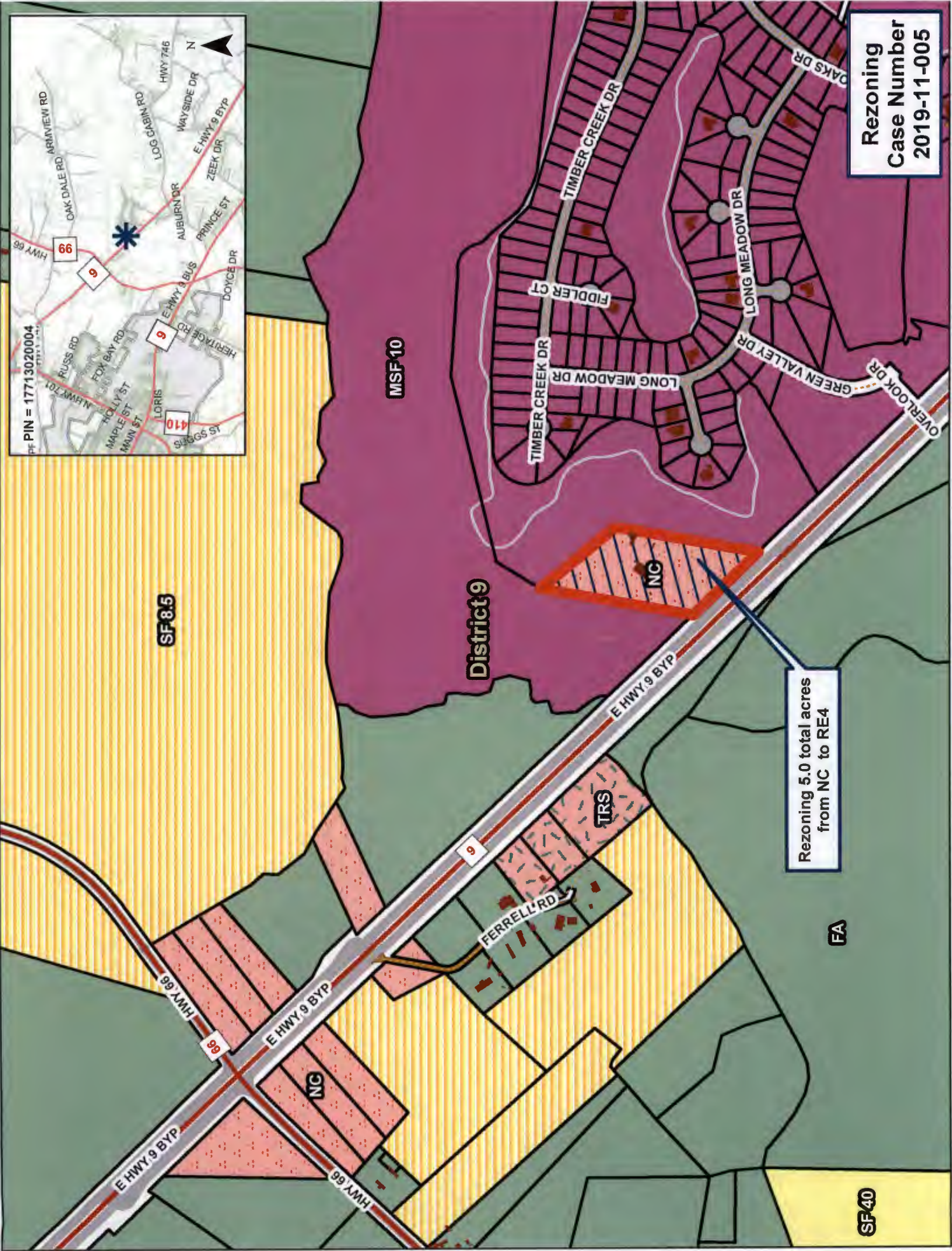
**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	NC	FA (com/res)	MSF10		
Min. Lot Size (in square feet)	21,780	10,000	43,560/21,780	10,000		
Front Setback	60	25	60/25	25		
Side Setback	10	10	25/10	10		
Rear Setback	15	15	40/15	15		
Bldg. Height	36	35	35	35		

Date Advertised: 11/14/19 Date Posted: 11/14/19 # Property Owners Notified: 23 Date Notification Mailed: 11/14/19 Report Date: 11/14/19 BY: sm



Rezoning  
Case Number  
2019-11-005





**Rezoning  
Case Number  
2019-11-005**



**Rezoning 5.0 total acres  
from NC to RE4**





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Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	NFP Holdings LLC (Energov # 047405)	Rezoning Request #	2019-11-006
PIN #	44207020008	County Council District #	4 - Loftus
Site Location	Leon Cir in Myrtle Beach	Staff Recommendation	
Property Owner Contact	NFP Holdings LLC	PC Recommendation	
		Size (in acres) of Request	3.47

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	MHP	Flood and Wetland Information	X	MHP	HC	HC
Proposed Zoning	MRD3	Public Health & Safety (EMS/fire) in miles	5.75	MHP	Subject Property	MHP
Proposed Use	Townhomes	Utilities	Public	MHP	MHP	MHP
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Urban Communities	Overlay/Area Plan: None
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**Discussion:** The applicant is requesting to rezone to develop a 38 unit townhome community on a residential lot currently zoned for a mobile home park. As shown, the project would have a gross density of 10.95 units/ac. The project will not incorporate sustainable design criteria and the preliminary wetlands assessment does not identify any wetlands on site. A road closure action may be required prior to approval of this rezoning request due to the location of an existing right of way that is not shown on the proposed site plan. Staff is awaiting a revised land plan.

Myrtle Beach International Airport is located within the immediate vicinity and the City of Myrtle Beach surrounds this neighborhood but did not express interest in bringing this parcel into the municipality by annexation. Several properties within the immediate area were rezoned to MSF6 although the majority of the parcels are zoned MHP.

This parcel is designated as **Mixed Use** in the **IMAGINE 2040** comprehensive plan.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 110	Existing Road Conditions	Private
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	228 / 228	Rd, Station, Traffic AADT (2017) % Road Capacity	SC 707, Station 103 46,000 AADT 65%-70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	MHP	MHP	HC		
Min. Lot Size (in square feet)	0.75 ac	5 ac	5 ac	10,000		
Front Setback	25 Exterior	35'	35'	50		
Side Setback	25 Exterior	20' separation	20' separation	10		
Rear Setback	25 Exterior	25'	25'	15		
Bldg. Height	40	35'	35'	120		

Date Advertised: 11/14/19 Date Posted: 11/14/19 # Property Owners Notified: 17 Date Notification Mailed: 11/14/19 Report Date: 11/14/19 BY: sm















November 4, 2019

DN Engineering  
4664 Dock Road  
Conway, South Carolina 29526

Attention: Mr. David Norris, P.E.

Reference: **Wetland Approximation Report**  
**Airport Townhome Tract**  
Myrtle Beach, Horry County, South Carolina

Dear Mr. Norris:

S&ME, Inc. (S&ME) has completed a Wetland Approximation for the Airport Townhome Tract located north of and adjacent to Emory Road in Myrtle Beach, South Carolina (i.e. the Property). The Property consists of a parcel of land (Horry County TMS# 180-01-01-010) totaling approximately 3.5 acres. The purpose of this Wetland Approximation was to provide our opinion, based on a site visit and publicly available mapping, as to the potential presence of wetland areas within the Property.

S&ME reviewed publicly available mapping sources in preparation of this report, such as: color infrared aerial photographs from 1994 and 2006, U.S. Geological Survey (USGS) 7.5-Minute Myrtle Beach, S.C. topographic quadrangle map dated 1984, U.S. Department of Agriculture (USDA) soils information dated 1982, and U.S. Fish & Wildlife Service (USF&WS) National Wetland Inventory maps dated 1994. Site observations were conducted on March 14, 2018.

Based on our review of the previously noted sources of information, in conjunction with the site observations made on November 4, 2019, we believe that Property does not contain areas that would be considered wetlands by the U.S. Army Corps of Engineers (USACE).

Our findings have been developed in accordance with generally accepted standards of practice in the Charleston District of the USACE. No other warranty is expressed or implied. The client should recognize that the USACE is the sole authority responsible for certifying the presence or absence of jurisdictional and non-jurisdictional wetlands, and future changes in their regulations/guidelines may affect the findings represented in this letter and on the corresponding drawings.





**Wetland Approximation Report**  
**Airport Townhome Tract**  
Myrtle Beach, Horry County, South Carolina

S&ME appreciates the opportunity to be of service to you by conducting a Wetland Approximation on the above-referenced project. Should you have any questions or require additional information, please contact us at (843) 347-7800.

Sincerely,

**S&ME, Inc.**

A handwritten signature in black ink that reads "Charles C. Oates, Jr." in a cursive script.

Charles Oates  
Project Manager  
[coates@smeinc.com](mailto:coates@smeinc.com)

Attachments: Exhibit 1: Project Area  
Exhibit 2: USGS Topographic Map  
Exhibit 3: Wetland Approximation Exhibit  
Exhibit 4: USDA/SCS Soils Survey Map  
Exhibit 5: USF&WS National Wetlands Inventory Map  
Site Photographs  
Data sheet documenting site conditions

Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	Keith Rogers ETAL (Energov # 047443)	Rezoning Request #	2019-11-007
PIN #	35004020024	County Council District #	1 - Worley
Site Location	Park St in Little River	Staff Recommendation	
Property Owner Contact	Keith Rogers ETAL	PC Recommendation	
		Size (in acres) of Request	.27

**ZONING DISTRICTS**

Current Zoning	SF10
Proposed Zoning	MRD3
Proposed Use	Single Family Detached

**LOCATION INFORMATION**

Flood and Wetland Information	X & AE
Public Health & Safety (EMS/fire) in miles	2.3
Utilities	Public
Character of the Area	Residential

**ADJACENT PROPERTIES**

SF10	SF10	SF10
SF10	Subject Property	SF10
SF10	SF10	SF10

**COMMENTS**

Comprehensive Plan District: Urban Corridors	Overlay/Area Plan: None
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**Discussion:** The applicant is requesting to rezone to allow for a second dwelling to be placed on an existing residential lot. Rezoning case 2019-06-006 was denied by Council at 2<sup>nd</sup> Reading on September 17, 2019 due to the intent to develop the site under SF6 as a duplex. The currently proposed MRD3 district requires the applicant to provide a site plan for the property and will only allow for the development of single family detached residences. The parcel is located within the AE Flood Zone and is shown as within the height overlay for Grand Strand Airport. Development of the site based on the proposed site plan will require both lots to persure a minimum lot size variance (76 sq. ft.) from the Zoning Board of Appeals.

This parcel is designated as **Suburban** in the **IMAGINE 2040** comprehensive plan.

**Public Comment:**

**TRANSPORTATION INFORMATION**

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 8	Existing Road Conditions	County, Paved, Two lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16 / 16	Rd, Station, Traffic AADT (2017) % Road Capacity	SC 90, Station 229 15,700 AADT 105-110%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

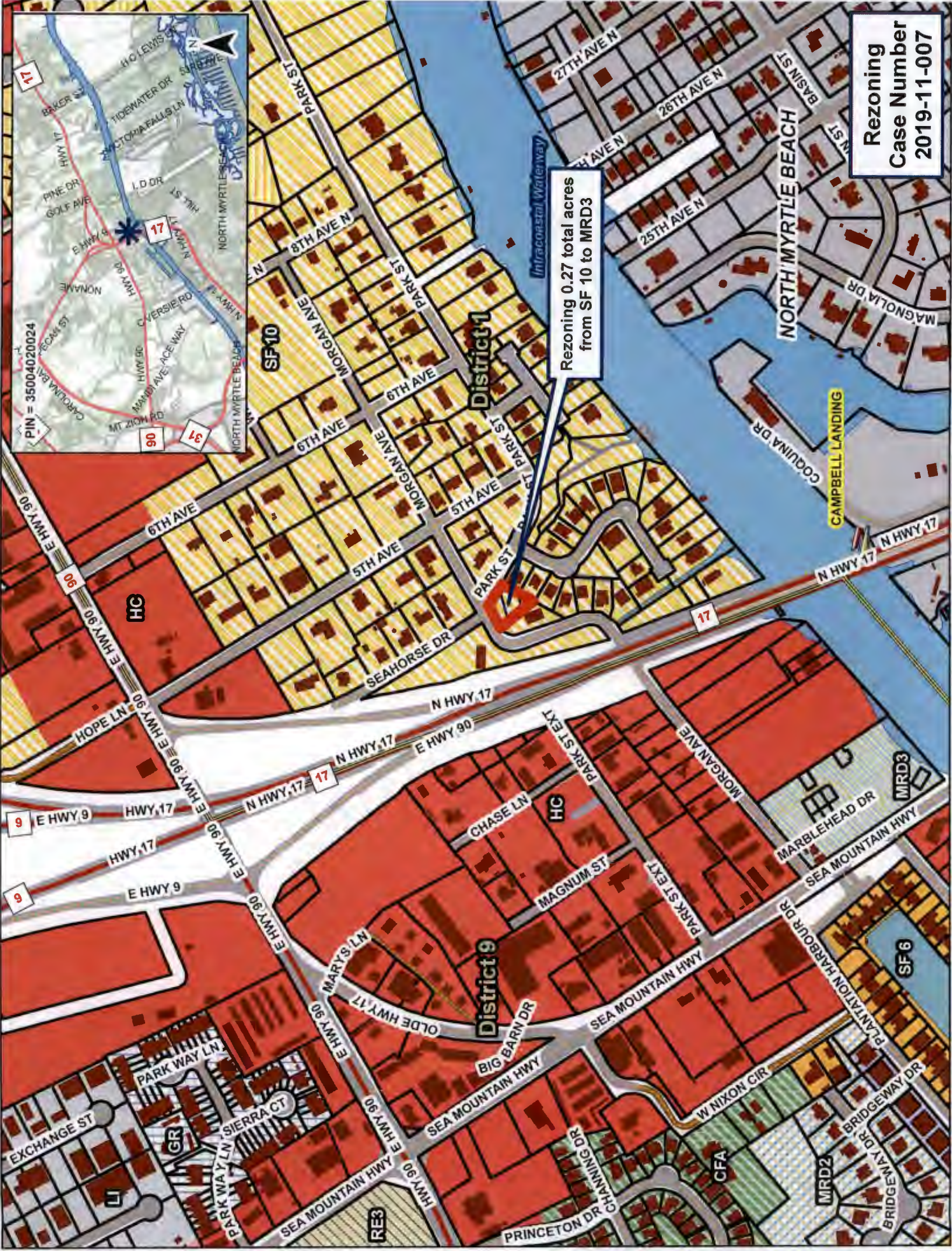
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD	SF10	SF10			
Min. Lot Size (in square feet)	6,000	10,000	10,000			
Front Setback	25	25	25			
Side Setback	10	10	10			
Rear Setback	15	15	15			
Bldg. Height	40	35	35			

Date Advertised: 11/14/19 Date Posted: 11/14/19 # Property Owners Notified: 60 Date Notification Mailed: 11/14/19 Report Date: 11/14/19 BY: sm



Rezoning  
Case Number  
2019-11-007

Rezoning 0.27 total acres  
from SF 10 to MRD3











Infrastructure & Regulation Decision Memorandum  
Horry County, South Carolina

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Date: November 15, 2019  
From: Planning and Zoning  
Division: Infrastructure & Regulation  
Prepared By: Katie Moore, Senior Planner  
Cleared By: David Schwerd, Director of Planning  
Regarding: General Provisions for Light and Glare pertaining to Exterior Lighting

---

**ISSUE:**

Should Horry County amend the General Provisions of the Zoning ordinance to address light and glare produced by exterior lighting?

**PROPOSED ACTION:**

Approve the proposed amendment to address the intent of light and glare general provisions and considerations for fixtures types along with illumination intensity and direction.

**RECOMMENDATION:**

Staff recommends Approval.

**BACKGROUND:**

Horry County currently addresses light and glare within Article V. General Provisions of the Zoning Ordinance. Additional regulation pertaining to exterior lighting of property is presented within several Chapters of the Horry County Code of Ordinances and in Article VII. Requirements by District 723. Overlay zone of the Zoning Ordinance.

Exterior lighting design is typically reviewed to ensure it meets the functional and security needs of a property while minimally impacting the surrounding environment and the use of adjacent properties. Fixture types can vary depending on if the area to be illuminated is predominately horizontal such as parking lots and walkways or non-horizontal such as building facades and towers. In all circumstances, the design should both control and orient light so as to eliminate or maximize the reduction of glare by utilizing full-cutoff light fixtures that are mounted as specified by the manufacturer and in compliance with all Horry County regulations.

Due to the diversity of property uses within Horry County, defining an appropriate lighting design standard is complicated. Properties may exhibit a unique need either for function or safety that requires consideration while maintaining the provision to prohibit illumination beyond the property boundary.

**ANALYSIS:**

Amending the Zoning Ordinance to address light and glare general provisions pertaining to exterior lighting will allow a property to meet onsite illumination needs while minimizing negative impacts that affect the safety and function of adjacent properties and right-of-way.



COUNTY OF HORRY )  
 )  
STATE OF SOUTH CAROLINA )

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO GENERAL PROVISIONS FOR LIGHT AND GLARE REGARDING EXTERIOR LIGHTING.**

**WHEREAS**, the Zoning Ordinance shall address provisions for exterior lighting by adding language regarding the direction, control, and intensity of illumination; and,

**WHEREAS**, the amended Zoning Ordinance sections shall reference recognized lighting industry standards for exterior fixture types; and,

**WHEREAS**, exceptions for street lights, temporary, seasonal, decorative, and low wattage lights, and otherwise permitted signs shall be provided; and,

**WHEREAS**, it is the intent of the County Council to ensure lighting design and illumination accomplishes the on-site need for exterior lighting without trespass onto adjoining properties.

**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 Zoning Appendix B, Article V, Section 520.** Section 520 of the Zoning Ordinance is hereby amended as follows:  
(All text in ~~strike through~~ shall be deleted and all text shown **underlined and bolded** shall be added)

520. Light and glare.

**Exterior lighting shall meet functional and security needs in a way that does not adversely affect the adjacent properties or street right-of-way. Lighting shall be oriented and shielded to provide onsite illumination that minimally impacts the surrounding environment.**

520.3 Public streetlights, **temporary lighting, seasonal decorations, and decorative lighting** are exempt from this requirement.

**520.4 Lighting of predominately horizontal surfaces. Light fixtures shall be full-cutoff that meet Illuminating Engineering Society of North America (IESNA) criteria, and shall be aimed straight down.**

**520.5 Lighting of predominately non-horizontal surfaces. Light fixtures in excess of one hundred (100) watts or two hundred (200) lumens shall be full-cutoff or directionally shielded and shall be aimed and controlled so that light is confined, as much as possible, to the objects that are intended to be lit and does not project into the windows of neighboring**

**residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.**

**520.6 Excessive illumination. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other property is prohibited. Blinking or flashing lights shall be prohibited unless the lights are required as a safety feature or as permitted as part of a sign in accordance with Article X. Sign Regulations.**

5. **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.

6. **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.

7. **Effective Date:** This Ordinance shall become effective upon third reading.



## HORRY COUNTY PLANNING COMMISSION

### **CHAIRMAN**

Term Expires: 6/30/21  
District #6

### **Steven Neeves**

3 Sioux Trail  
Myrtle Beach, SC 29588  
e-mail: [jsneeves@gmail.com](mailto:jsneeves@gmail.com)

Cell: 843-251-2100

### **VICE CHAIRMAN**

Term Expires: 6/30/20  
District #4

### **Marvin Heyd**

7421 N. Kings Hwy.  
Myrtle Beach, SC 29572  
e-mail: [Marvin@bhhsmyrtlebeach.com](mailto:Marvin@bhhsmyrtlebeach.com)

Office: 843-315-0238

Cell: 843-267-7623

Term Expires: 6/30/21  
District #1

### **Jerome Randall**

PO Box 93  
Little River, SC 29566  
e-mail: [jerome.randall@hgcddefender.org](mailto:jerome.randall@hgcddefender.org)

Cell: 843-602-3368

Home: 843-280-5749

Term Expires: 6/30/23  
District #2

### **Pam Cecala**

Taylor Architecture, PA  
PO Box 51434  
Myrtle Beach, SC. 29579  
e-mail: [ptarch@sccoast.net](mailto:ptarch@sccoast.net)

Office: 843-424-8280

Term Expires: 6/30/23  
District #3

### **Chuck Rhome**

415 McKendree Lane  
Myrtle Beach, SC 29579  
e-mail: [rrhome@sc.rr.com](mailto:rrhome@sc.rr.com)

Home: 843-903-0500

Term Expires: 6/30/21  
District #5

### **Joey Ray**

568 Mt. Gilead RD  
Murrells Inlet, SC 29576  
e-mail: [joeyray742@gmail.com](mailto:joeyray742@gmail.com)

Cell: 843-877-2496

Term Expires: 6/30/21  
District #7

### **Chris Hennigan**

1910 Winburn Street  
Conway, SC 29527  
e-mail: [chriswhennigan@yahoo.com](mailto:chriswhennigan@yahoo.com)

Cell: 843-222-4428

Term Expires: 6/30/20  
District #8

### **Burnett Owens**

121 Citadel Dr.  
Conway, SC 29526  
e-mail: [owensbj@sccoast.net](mailto:owensbj@sccoast.net)

Office: 843-347-4794

Cell: 843-340-1260

Term Expires: 6/30/22  
District #9

### **Martin Dawsey**

4432 Plantation Harbor Dr.  
Little River, SC 29566  
e-mail: [mdawsey@bellamylaw.com](mailto:mdawsey@bellamylaw.com)

Office: 843-916-7173

Term Expires: 6/30/22  
District #10

### **Jody Prince**

3090 Graceland Rd  
Loris, SC 29569  
e-mail: [jody@jodyprince.com](mailto:jody@jodyprince.com)

Cell: 843-283-8451

Term Expires: 6/30/22  
District #11

### **Charles Brown**

6876 Cates Bay Hwy  
Conway, SC 29527  
email: [cab169@ymail.com](mailto:cab169@ymail.com)

Office: 843-397-5850

Cell: 843-458-6658