

South Carolina



Planning Education Advisory Committee

Committee Members:

Stephen G. Riley, Chairman
Representing MASC
Term Expires: 2017

Phillip L. Lindler
Representing SCAC

Cliff Ellis
Representing Clemson
University
Term expires: 2016

Dennis Lambries
Representing USC
Term expires: 2016

Wayne Shuler
Representing SCAPA
Term expires: 2018

December 9, 2015

John Danford, AICP
Community Development Planner
Horry County
1301 2nd Avenue Suit 1D09
Conway, SC 29526

Dear Mr. Danford:

Re: Horry 101 – Planning & Zoning

On November 23, 2015, I received the Program Materials you submitted for accreditation of the Continuing Education Course detailed above. Upon receipt of your application, I sent an email to confirm receipt by all Committee members and set a deadline for comments.

Under the “no objection policy” adopted on July 8, 2009, your request is considered approved. Your signed “Notice of Decision” is attached. Formal, after-the-fact approval will be handled as part of a Consent Agenda at a regular quarterly meeting of the Committee, which will be scheduled for January 20, 2016 at 1:30 p.m.

Thank you for your efforts to help make this program a success.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen G. Riley".

Stephen G. Riley, ICMA ~ CM
Chairman

cc: Phillip Lindler, Cliff Ellis, Dennis Lambries and Wayne Shuler

South Carolina Planning Education Advisory Committee (SCPEAC)

NOTICE OF DECISION

Horry County Government: Horry 101- Planning & Zoning

12. The following action has been taken by the SCPEAC on this application:

ACCEPTED WITHOUT OBJECTION Date: December 9, 2015

REVIEWED BY FULL COMMITTEE Date:

a) X ACCREDITED for 3.0 CE credits

b) _____ DENIED ACCREDITATION

i. Reason: _____

c) _____ RETURNED for more information

13. If accredited:

a) Authorized Course No.: 2015-13

b) Date of accreditation: 12-09-2015

Signature of SCPEAC Representative: 

**For further information, contact Mr. Stephen Riley, Chairman,
843-341-4701 or steve@hiltonheadislandsc.gov**

**APPLICATION FOR ACCREDITATION
OF A CONTINUING EDUCATION PROGRAM**

Note: This certification form, together with the required information referenced therein, shall be submitted to the Committee. If no objections are raised by a member of the SCPEAC within 10 working days of receipt, the continuing education program shall be considered accepted. If an objection is raised, a teleconference meeting shall be scheduled, with appropriate public notice, as soon as reasonably possible, to review the application.

Applications are due no later than 30 days prior to the first scheduled presentation of a program or class. The Committee will consider extenuating circumstances where the 30 day deadline cannot be met.

1. Name and address of organization providing or sponsoring the orientation program:

a. Organization Name: Horry County Government

b. Address: 1301 2nd Avenue Suite 1D09

c. City: Conway

d. State: South Carolina

Zip Code: 29526

e. Telephone: 843-915-5340

f. Email: danfordj@horrycounty.org

2. Contact Information:

a. Name of Contact Person: John Danford, AICP

b. Title: Community Development Planner

c. Telephone: 843-915-7909

d. Email: danfordj@horrycounty.org

3. Information on orientation program:

a. Title of Program:

Horry 101 - Planning & Zoning

b. Date(s) and Location(s) of Program:

Dates and times vary throughout 2015 and 2016

c. Brief description of the program and its content:

Please see attached "Program Description"

4. Method of presentation (check all that apply. All sessions must have a Coordinator present):

a. Presentor(s) in room with participants



- b. Live presentation via close circuit TV, video conferencing, or similar; Coordinator present
- c. Videotape or CD/DVD presentation; Facilitator present
- d. Webinar or similar; Coordinator present
- e. Other (describe) _____

5. Description of materials to be distributed (check/fill in all that apply):

a. Powerpoint handout:	<input checked="" type="checkbox"/>	number of slides: 120
b. Other handouts:	<input type="checkbox"/>	total pages:
c. CD/DVD:	<input type="checkbox"/>	
d. Other (describe)	_____	
e. None:	<input type="checkbox"/>	

6. When are materials distributed?

- a. Sent before the program:
- b. Handed out at the program:
- c. Other (describe) _____

7. Required attachments (5 copies distributed as described below):

- a. Course description and outline including estimated time per section
- b. Brochure, if available
- c. Course Presenter(s) and credentials (include brief resumes and qualifications)
- d. Copies of all handouts and course materials
- e. Evaluation Form and method of evaluation (each program must be evaluated)

8. Instruction Time:

- a. Indicate the total minutes of instruction time: 180 minutes

Note: Breaks, meals and introductions should not be counted. A reasonable period of Q and A should be included and counted.

9. Method of Advertisement:

- a. Describe the ways in which you intend to let potential attendees know about this orientation program:

Email...this program is specifically tailored to Horry County staff, board and commission members.

10. Certification. By Submitting this application, the applicant agrees to:

- a. Allow in-person observation, without charge, of the Program by the SCPEAC Committee members. Any food, travel or lodging costs will be the responsibility of the Committee member(s).

b. The applicant acknowledges that its approval for this Program may be withdrawn for violations of the regulations or failure to comply with the agreements and representations contained herein and as may be required by the SCPEAC.

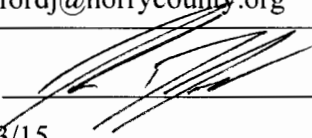
i. Name of Organization: Horry County Government

ii. Name of Representative: John Danford, AICP

iii. Title: Community Development Planner

iv. Phone: 843-915-7909

v. Email: danfordj@horrycounty.org

vi. Signature: 

vii. Date: 11/23/15

Application and all Materials may be submitted in one of the following means:

1. Electronic submission to each of the committee members listed below via email; or
2. Hardcopy via U. S. Mail, 1 copy each to each committee member; or
3. Electronic submission of the application via email to all committee members, and submit hardcopy supporting materials via U.S. Mail to each member, if materials not available electronically.
4. Please cc all applications to the Chairman's assistant, Vicki Pfannenschmidt at vickip@hiltonheadislandsc.gov

To access committee members email and postal addresses visit the link below:
<http://www.scstatehouse.gov/scpeac/members.htm>

**Professional
Experience**

Horry County Department of Planning and Zoning June 2015 – present
Contact: Janet Carter Director of Planning and Zoning Phone: 843 915-5340

Community Development Planner responsible for supervising the Long Range Planning Division personnel and projects. Staff includes two Senior Planners, a GIS Analyst and a Planning Technician. Long range projects include coordination and drafting of the Comprehensive Plan, area plans, neighborhood plans and corridor studies.

Horry County Department of Planning and Zoning May 2006 – May 2015
Contact: Janet Carter Director of Planning and Zoning Phone: 843 915-5340

Senior Planner responsible for various long range and current planning projects. Long range projects include coordination and drafting of area plans, neighborhood plans and corridor studies in addition to the Economic, Housing and Land Use Elements of the Comprehensive Plan. Current planning projects include the creation, revision and updating of zoning districts, overlays and regulations, commercial development review, and administration of letters of credit.

Coastal Carolina University January 2008 – present
Contact: Holley Tankersley Chair of Politics and Geography Phone: 843 349-6507

Adjunct professor in Edwards College of Humanities and Fine Arts teaching undergraduate World Regional Geography. Students gain an introductory knowledge of the spatial perspective applied to human (political, social, economic, cultural, religious) and physical (physiographic and climatic) phenomena.

Downtown Partnership of Colorado Springs January 2005 – January 2006
Contact: Beth Kosley Executive Director Phone: 719 886-0088

Secured grant monies from the Colorado State Historical Fund for rehabilitation planning for Colorado Springs City Auditorium; coordinated a downtown retail inventory study and a pedestrian study; and conducted baseline data research for application in downtown revitalization planning and development.

Education

University of Colorado, Denver January 2004 – May 2006
Master in Urban and Regional Planning.
Economic Development concentration. Graduate Certificate in Historic Preservation.

University of Colorado, Colorado Springs August 1998 - May 2001
Bachelor of Arts in Geography and Political Science.

Affiliations

American Institute of Certified Planners: 2009 – present
Secretary/Treasurer of the South Carolina American Planning Association: 2012 - present

SCHWERD, DAVID

4490 MARSHWOOD DR, MYRTLE BEACH, SC 29579, 843-915-7896, SCHWERDD@HORRYCOUNTY.ORG

EXPERIENCE

2006 TO PRESENT Horry County Conway, SC

PRINCIPAL PLANNER

- Supervise Development Review and Current Planning Staff
- Staff Support to Planning Commission and Zoning Board
- Staff Representative to Grand Strand Area Transportation Study Committee (GSATS)
- Project Management, including grants, budget management, installation and maintenance

2005 TO PRESENT Schwerd Consulting Myrtle Beach, SC

OWNER

- Provide full range of municipal government and planning services
- Town of Aynor 2006-2015
- Town of Briarcliffe Acres 2010-2015

2004 TO 2006 Horry County Conway, SC

SENIOR PLANNER

- Review Land Development Plans
- Staff support to the Planning Commission including developing text amendments and staff sheets for rezoning

2002 TO 2004 Lexington County Lexington, SC

COMMUNITY DEVELOPMENT MANAGER

- Supervise Community Development Staff
- Develop Consolidated and Annual Action Plan
- Perform Environment Reviews for federally funded projects
- Supervise all Community Development Block Grant projects and funding

2000 TO 2002 Goffstown, NH Goffstown, NH

PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR

- Supervise Code Enforcement, Building and Public Utilities
- Staff support for boards including Planning, ZBA, CIP, Rails to Trail and Conservation Commission

1999 TO 2000 City of Wilmington Wilmington, DE

ECONOMIC DEVELOPMENT PLANNER II

- HUD Grant funded position focused on redeveloping brownfields
- Performed SWOT Analysis, Target Industry, assisted in development of Strategic Action Plan

1997 TO 1999 Catalyst Project/Delaware Assoc of Nonprofits Wilmington, DE

TECHNOLOGY CONSULTANT

- Managed and Developed reduced/ free internet access program for partner nonprofit agencies
- Developed healthcare and bulk purchasing programs for member agencies

EDUCATION

1997 TO 1999 M.A. Urban Affairs and Public Policy University of Delaware

1993 TO 1997 B.B.A Business Economics East Tennessee State University

Mary Catherine Hyman, AIA, Senior Planner, Horry County Planning and Zoning

Mary Catherine Hyman is a Senior Planner with Horry County's Planning and Zoning Department where she provides staff support for Planning Commission and the Board of Architectural Review. Mary Catherine attended Clemson University where she received her Bachelor's degree in Design, as well as her Master's degree in Architecture. She is a registered architect in the State of South Carolina, and actively serves on the board of the Grand Strand Chapter of the American Institute of Architects as Secretary and Director of Professional Excellence. She also serves as a member on the Community Appearance Board for the City of Conway, and the Design Committee for Conway Downtown Alive.

Program Description

Horry 101 was developed as an 8-week course to educate citizens on the various functions of Horry County Government. Each week, different county departments present information to a select group of participants who signed up for the course. Horry County Planning & Zoning developed a 3-hour presentation that explores all functions of our Department. The presentation includes information on land development, current planning, and long range planning. It is an in-depth presentation that is beneficial not only to citizens, but anyone desiring a better understanding of how the Department, and the various divisions therein, function together and independently.

It is our intent to receive 3 CE for the course so that we may use the material to educate our board and commission members as well as our staff. We believe it is important for all to have a better understanding of our processes and procedures. We also feel the broad scope of information on projects and work products will enlighten many who spend their day entrenched in their duties, be it reviewing plans, issuing business licenses, recommending approval of rezonings, combing through the Zoning Ordinance, or envisioning a better future. This is an opportunity to provide a comprehensive perspective, to break out of our respective “silos”, and learn about how we all work together and form a cohesive whole.

The presentation has 3 main areas of content; Land Development (functions, regulations, processes, review types, street naming, addressing, development patterns), Current Planning (functions, zoning classifications, overlays, rezoning process, boards and commissions), and Long Range Planning (project management, comprehensive planning, land use studies, area planning, neighborhood planning, emerging trends). Each section is approximately 1-hour in length with a Q&A period.

EVALUATION FORM
Horry 101 – Planning & Zoning

1. Participating in this presentation was a good use of my time:

Strongly Agree Agree Neutral Disagree Strongly Disagree Prefer Not to Answer/Not Applicable

— — — — — —

2. How much did this presentation increase your knowledge of Horry County Planning and Zoning processes, procedures and projects?

A Great Deal A Lot Some A Little Not at all Prefer Not to Answer/Not Applicable

— — — — — —

3. Did you learn something that you will apply in your work or future decisions?

Yes No Maybe Prefer Not to Answer/Not Applicable

— — — —

4. What was the most valuable aspect of this workshop?

5. Other Comments:

HORRY COUNTY PLANNING & ZONING



HORRY COUNTY PLANNING & ZONING *functions*

- Administers the County's Zoning Ordinance and Land Development Regulations
- Works with various boards and commissions
- Consists of 3 divisions:
 - 1) Land Development
 - 2) Current Planning & Zoning
 - 3) Long Range Planning
- 27 employees



HORRY COUNTY PLANNING & ZONING *functions*

- Coordinates with all Horry County Departments, State and Federal Agencies
- Work primarily with Code Enforcement, Engineering, Stormwater, Public Works, Parks and Recreation, Maintenance, Community Development, GSATS, SCDOT, etc.



HORRY COUNTY PLANNING & ZONING *functions*

- Comprehensive Plan
- Area Plans
- Ordinances and Regulations



Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work ~ Daniel Burnham

Have no fear of change as such and, on the other hand, no liking for it merely for its own sake ~ Robert Moses

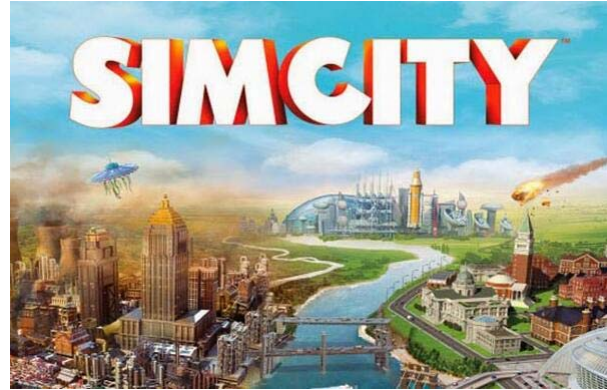
Growth for the sake of growth is the ideology of the cancer cell ~ Edward Abbey

Pale Blue Dot



WHAT IS A PLANNING??

- A means to ensure health, safety and welfare
- A process defined by those involved...elected officials, businesses, and citizens
- A system of regulations, policies, and studies that guide development of natural and manmade environments



WHAT WE STRIVE FOR...

- Meet the needs of all citizens...live work play!
- Safe, durable, affordable housing
- Healthy ecosystems for man and beast
- Efficient and effective infrastructure
- Built and natural environments that attracts jobs
- Land use, zoning and land development standards that are safe, equitable and enhance value

LAND DEVELOPMENT *functions*

- Administration and enforcement of the County's Land Development Regulations
- Responsible for all land development services including plan submittal and review

HORRY COUNTY LAND DEVELOPMENT REGULATIONS



LAND DEVELOPMENT *regulations*

- Provide for the orderly development of Horry County and its environs through the regulation of the development of land.
- Assure compatibility with comprehensive plan, zoning ordinance, official map, and capital budget

The Planning Department is currently in the process of updating and amending the Land Development Regulations. For a meeting schedule of the Committee established to carry out the update, please call the Planning Department at (843) 915-5340.



LAND DEVELOPMENT *regulations*

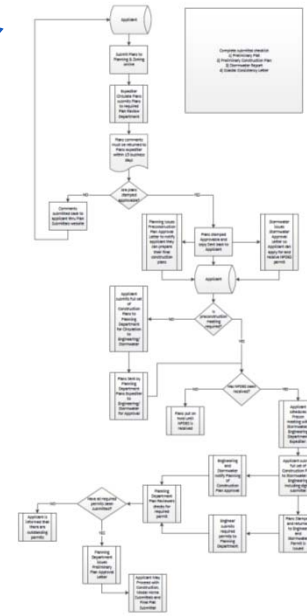


LAND DEVELOPMENT *development process*

- **Meet with County Planning prior to purchasing**
- Determine what you can and cannot do on the property
- Meet with county staff to determine the applicable regulations and requirements
- Hire a development professional (architect, land planner, engineer surveyor) if required
- Submit Plans

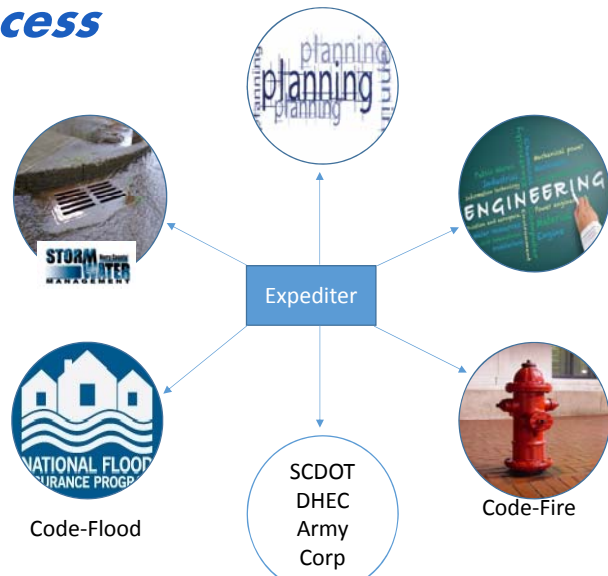
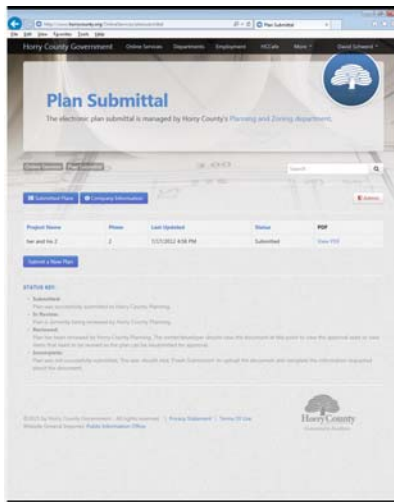
LAND DEVELOPMENT *development process*

- Plans are submitted thru Planning department and circulated to other department
 - Code Enforcement
 - Stormwater
 - Engineering
- All comments are sent back to planning and then on to the applicant
- Construction Plans approved
- Construction Begins
- Recording a plat

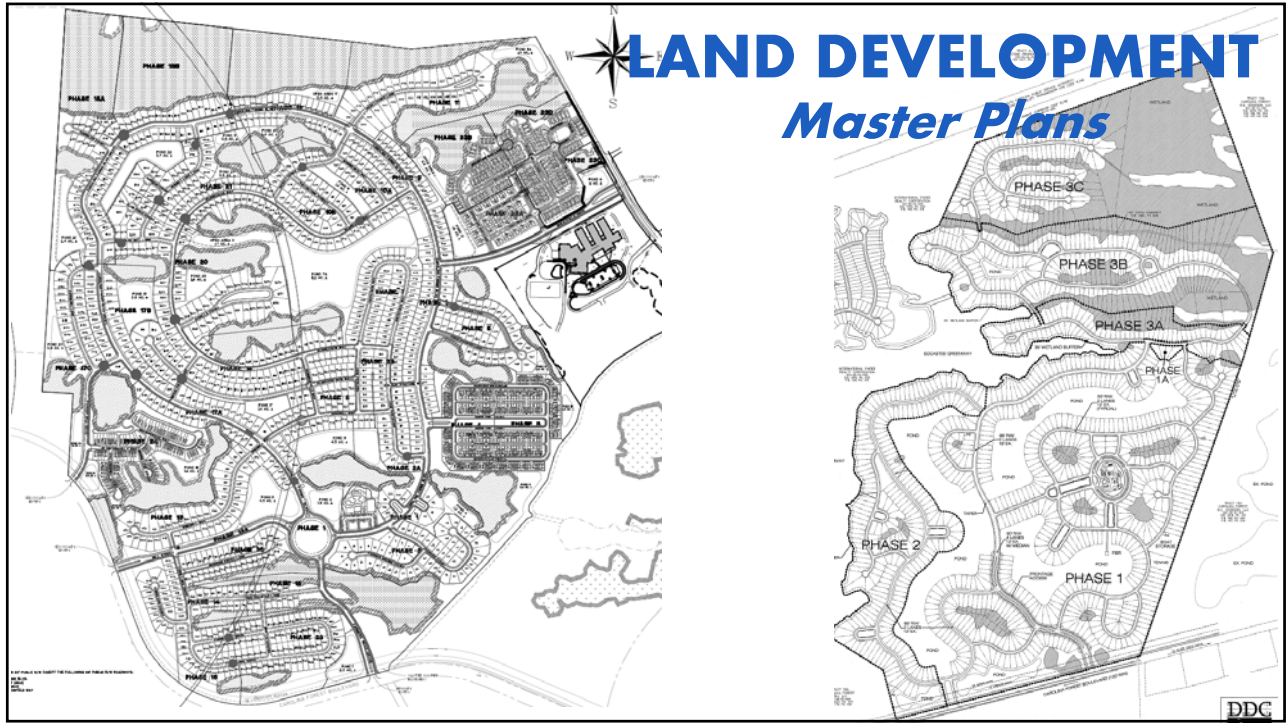


LAND DEVELOPMENT *development process*

Digital Plan Submission

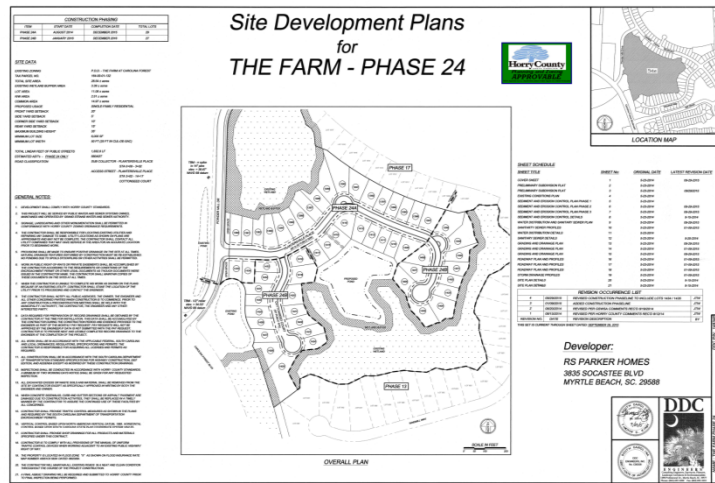
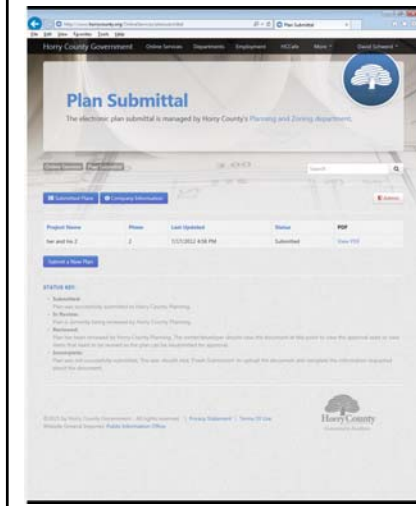


Permitting Agencies



LAND DEVELOPMENT *development process*

Digital Plan Submission and Review



LAND DEVELOPMENT *development process*

- Construction Begins
- Lots are Platted
- Homes are Built
- Lots and/or homes are sold



LAND DEVELOPMENT *development process*

- Plans are submitted thru Planning department and circulated to other department
 - Code Enforcement
 - Stormwater
 - Engineering
- All comments are sent back to planning and then on to the applicant
- Digital Plan Review
- Construction Plans approved
- Construction Begins
- Recording a plat

LAND DEVELOPMENT

types of development

- Major Development
- Minor Developments and Platting Actions
- Commercial Development

LAND DEVELOPMENT

major development

- Creation or extension of any new public street
- The creation of a private street greater than 1800 feet
- Development with >10 lots/units
- Group developments such as apartment, condominium, and townhouse complexes
- Commercial, industrial, or office developments that will produce an estimated 5,000 or more average daily trips

LAND DEVELOPMENT

minor development

- Subdivision of one (1) to ten (10) lots
- Platting actions
 - Lot line adjustments
 - Easement Plats
 - As-built surveys and resurveys
 - Estate Plats and Family Transfers
 - Court Orders
 - Combination of Lots

Platting actions include the following:

- Boundary Surveys
- Re-surveys
- Estate Plats and Family Transfers
- Court Orders
- Combination of Lots

LAND DEVELOPMENT

platting actions

LOT 114
TMS #140-18-01-083
PN #3630640073
N/F BMCH SC LLC
DB 3779/2651

OPEN SPACE TO BE COMBINED
LOTS 113 & 135
TO BE COMBINED
TMS #140-18-01-084 & 085
PN #3630640074 & 75
N/F BMCH SC LLC
DB 3779/2651
22234.59 Sq. Feet
0.51 Acres TOTAL

CURVE TABLE

CURVE	LENGTH	CHORD	ANGLE	ARC LENGTH	AREA
1	112.34	112.34	90	112.34	112.34
2	112.34	112.34	90	112.34	112.34
3	112.34	112.34	90	112.34	112.34

LINE TABLE

LINE	LENGTH	AREA
1	112.34	112.34
2	112.34	112.34
3	112.34	112.34

CERTIFICATE OF ACCURACY

I hereby state that to the best of my professional knowledge, information, and belief, this survey complies with the requirements of the Standards of Practice for Land Surveyors of the State of North Carolina. I have not observed any violations of the requirements for a Class B survey or otherwise. Therefore, there are no visible encroachments or projections other than shown.

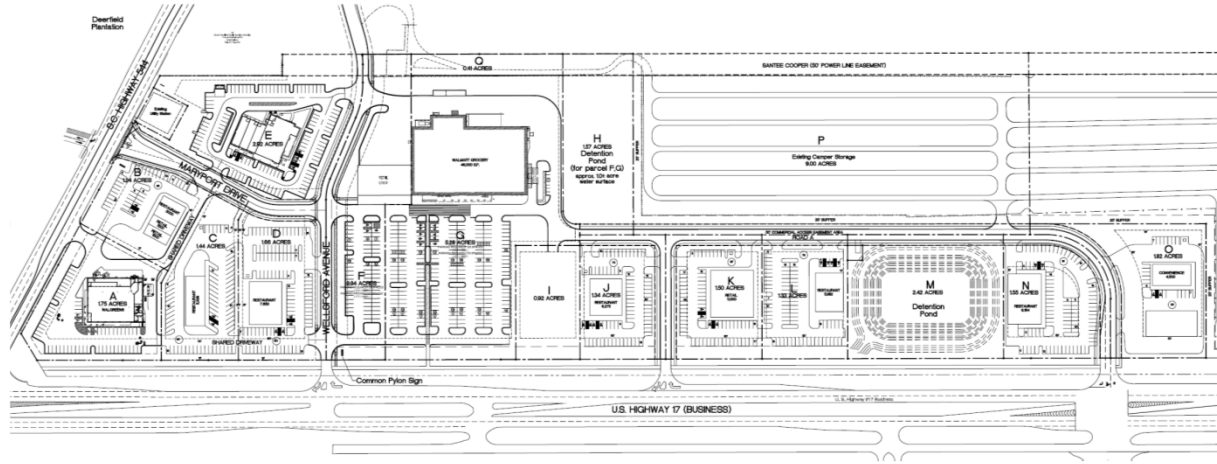
J & W Professional Land Surveyors, LLC
3370 TRULUCK JOHNSON ROAD
AYNOR, SC 29511
PHONE: 843-241-5800
FAX: 843-358-1827

REVISIONS
DATE OF SURVEY: 5/07/2015
per county comments

LAND DEVELOPMENT

commercial development plan review

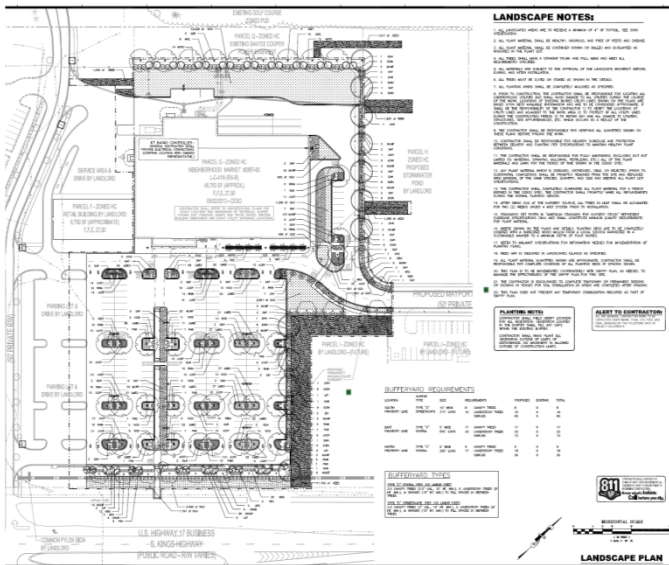
- Parking including Handicap spaces
- Access Management



LAND DEVELOPMENT

commercial development plan review

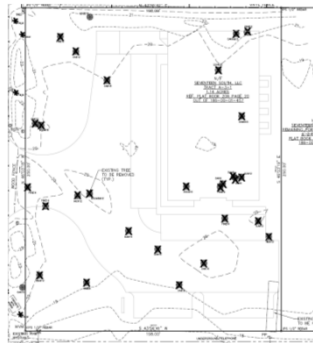
- Utilities
- Landscaping
- Dumpsters
- Overlay Standards
- Lighting
- Building Facade



LAND DEVELOPMENT

Tree Preservation

- Live Oaks >24dbh cannot be removed without a variance
- Most hardwood trees >8 dbh along major highways are protected
- Money collected when trees cannot be mitigated are used to landscape public corridors and parks



Planning & Zoning Department
1000 East Main Street
Columbus, GA 31906

Howey County
Tree Mitigation

Phone: (706) 324-2100
Fax: (706) 324-2100
www.howeycounty.org

PROJECT NAME: Indian General South Kings PROJECT YEAR: 2008-09-01-07
City:

FORM 1		sq. ft.	# of Equivalent Trees (Native - Protected)
DBH of Protected trees being removed (24db)			
# of equivalent trees required to be replaced			
DBH of equivalent trees being removed (8db)	8 db		# of Equivalent Trees (Native - Protected)
# of equivalent trees required to be replaced			
Total # of equivalent trees to be replaced			
Total DBH of Protected Trees (8db - 24db)			
Total DBH of Trees Required to be Replaced (8db - 24db)			
Total DBH of Native Trees to be Replaced (8db - 24db)			
# of Native Trees to be Replaced (8db - 24db)			
# of Native Trees to be Replaced (8db - 24db)			

FORM 2		sq. ft.	# of Equivalent Trees (Native - Protected)
Native Tree Species			
Native Tree Species			
Native Tree Species			
Native Tree Species			
Native Tree Species			
Native Tree Species			
Native Tree Species			
Native Tree Species			
Native Tree Species			
Native Tree Species			

Native tree estimates provided by Upper Cow Mitigation LLC, Inc. (706) 324-2100 and samples installed at 1000 East Main Street. Native trees shall be retained and deposited into tree mitigation prior to final zoning approval.

*** Landscaping Cost Estimates ***
Provide one (2) separate cost estimates that reflect the quantity of trees from Form 1 above. The cost estimates should be itemized by species and include items for maintenance.

City: Date:



LAND DEVELOPMENT

signs

Definition of a sign:
Any letters, pictorial representation, symbol, emblem, flag, banner, illuminated or animated devise, displayed in a manner whatsoever, which directs attention of persons to such device, and which is located within view of the general public from a public way.

All signs must be approved by the Planning and Zoning Department and permitted by the Code Enforcement Department.

Process: A completed building permit and sign permit application must be submitted to the P & Z dept along with any sign renderings, site plans and engineered drawings if required.

Sign requirements can be found in the general sign ordinance or if the property is in an overlay, each overlay has a specific set of sign requirements created just for that area. Requirements for each sign differs due to overlays, locations and types of signs.

Categories of signs...

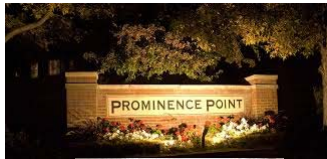
LAND DEVELOPMENT

signs

On-site signs consist of any type of sign placed on the property for advertising purposes. They can be a pole sign, a monument sign, a ground sign or a commercial center sign. They can be permitted for commercial businesses or residential subdivisions.



POLE SIGN



MONUMENT SIGN



GROUND SIGN



COMMERCIAL CENTER SIGN

LAND DEVELOPMENT

signs

Off-site signs consist of any type of sign used for off-site advertising. Usually in the form of a billboard but can be permitted as a smaller ground sign also.



OFFSITE BILLBOARD



OFFSITE SIGN

LAND DEVELOPMENT *signs*

Wall signs consist of any type of sign placed on a building for advertising purposes.



LAND DEVELOPMENT *signs*

Temporary signs consist of a banner or a small ground sign used and permitted for the temporary advertisement of a sale, new business, going out of business and change in ownership, etc.



TEMPORARY BANNER



TEMPORARY FLAGS



POLITICAL SIGN



TEMPORARY GROUND SIGN

LAND DEVELOPMENT

miscellaneous development

Planning also oversees other types of development which may require additional approvals from County Council

(Includes public notice and public hearing)



Telecommunication towers



Mines

LAND DEVELOPMENT

540 Reviews

Planning Commission must review the location and character of **All** new streets, structures, utilities, parks, or other public way, grounds, or open space or public buildings to determine compatibility with comprehensive plan of the community.



STREET NAMES

- How do I name my road/street?
- Is the street existing?
 - Application which includes a petition that should be signed by all property owners abutting the road/street. Application fee (\$250) may apply.
- Reviewed by staff for duplication and consistency with regulation, prior to being approved by Planning Commission (public hearing).
 - How many businesses or residences are located on the road/street?
 - Is it a thoroughfare to another street?
 - Is it publicly maintained?
- Must record a plat and install a street name sign
 - Horry County can provide the sign for no less than \$135.



ADDRESSING

- 1) Tax Map Number (TMS) or Property Identification Number (PIN)
- 2) Are you applying for a building permit? Addresses are issued to structures only.
- 3) Staff reviews the following
 - Is it in a development?
 - Is it a single parcel of land? How many acres?
 - Do you have a site plan?
 - One number is assigned for each 20 feet of road frontage.
- 4) Verification letter for your records
- 5) Horry Count notifies E-911 and public utilities
- 6) Address numbers ...**no less than 4 inches in height** and placed near the main door of the building. If**more than 70 feet** from the pavement edge, the number must be placed...on the mailbox, gate post, fence post...easily seen from the street.



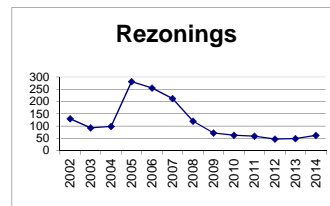
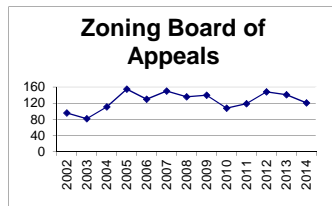
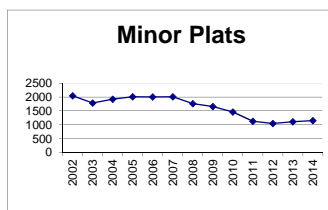
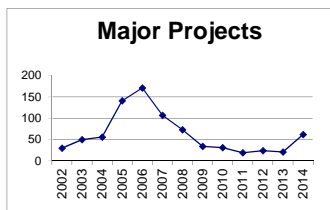
Development Patterns

Every month

- Around 100 Minor Plats
- 6 rezoning cases
- 10 zoning board of appeal cases
- 5 new major subdivisions
- Over 40 commercial projects
- Assign and verify over 5000 addresses every year



Development Patterns



CURRENT PLANNING & ZONING

functions

- day-to-day administration & enforcement of Horry County's Zoning Ordinance (specific to Horry County)
- assist citizens with rezoning requests, variance requests, zoning compliance for business licensing and answering all zoning related questions

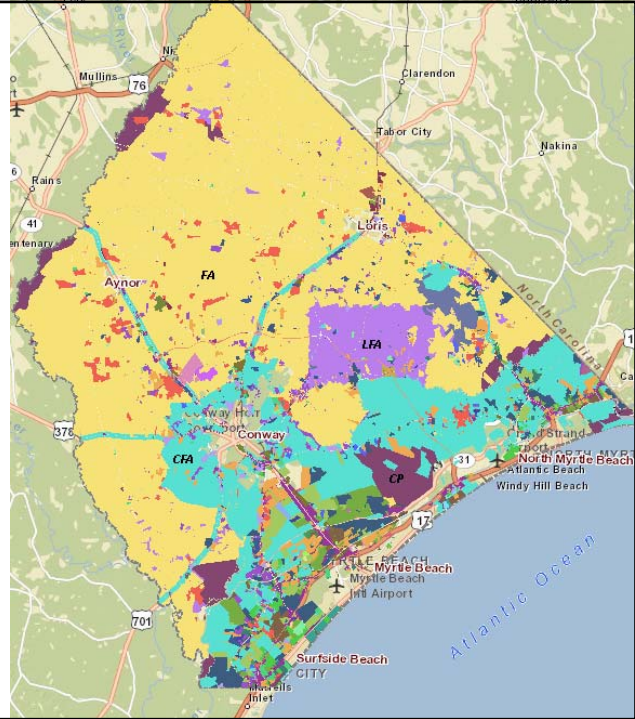
What is ZONING?

- Restriction on the way land can be used (what you can do on your property and, what your neighbor can do)
- Manage development of land and uses on each individual property (What the development looks like)
- Lot size, setbacks, heights (How buildings are placed on property)
- Ensures communities are functional and safe places

Without zoning, a gun store could open up next to a school, an adult club could operate near a playground, and a busy store could operate on your residential street

ZONING

The Horry County Zoning Ordinance sets the zoning rules and regulations for the County. The County is divided into many different zones, classified by particular types of land use. For instance, one area might be zoned for residential use, another nearby for commercial use, one on the outskirts of a city for commercial use, and one for agricultural use to raise livestock. Some residential areas might allow only single family homes, while others may also include apartments and townhouses.



ZONING DISTRICTS

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

ZONING DISTRICTS

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.

ZONING DISTRICTS

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

ZONING DISTRICTS

PA1	Passenger & Product Transportation	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

OVERLAY ZONES

- A “transparent” zone that lies on top of the existing zoning
- Used to add additional standards and regulations
- An overlay zone is defined as "a superimposed area on one or more established zoning districts [which] may be used to impose supplemental restrictions on uses in these districts, permit uses otherwise disallowed, or implement some form of density bonus or incentive bonus program.“
- Derives its name from being drawn on tracing, mylar, or other translucent paper which was then placed or “laid over” the official zoning map.
- Parcels are simultaneously subject to two sets of regulations.

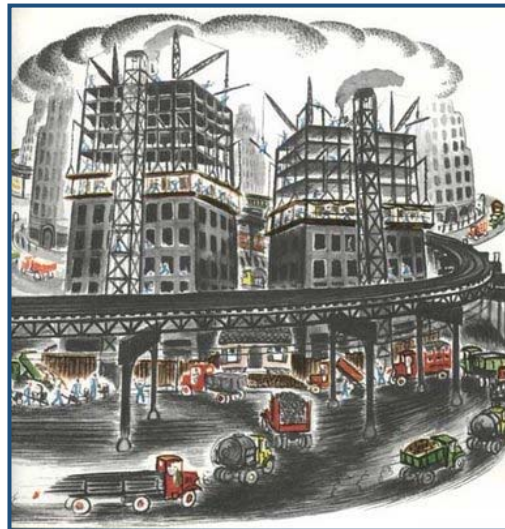
Commonly applied to:

- Downtown areas
- Historic areas
- Corridors
- Airports
- Natural Resource areas
- Infill/redevelopment areas
- Transit supportive development



What can be regulated?

- Lot size
- Accessory buildings
- Building height and area
- Architectural design
- Landscaping
- Storage and loading areas
- Parking
- Lighting
- Signage
- Access points
- Development review procedure
- Land uses

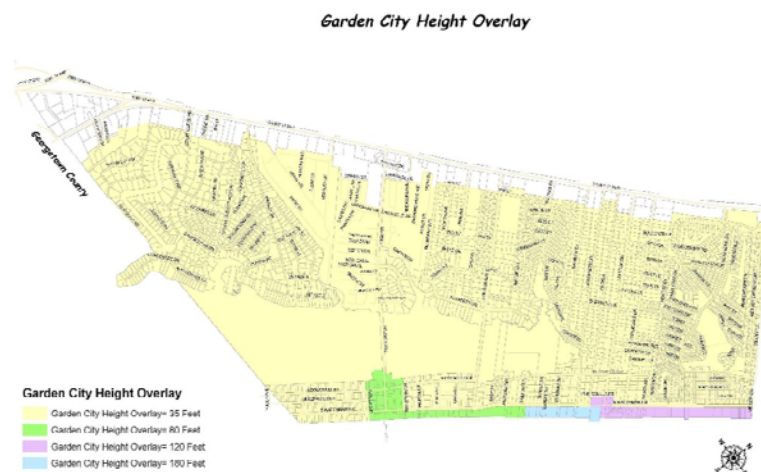


Objectives of Overlay Zones

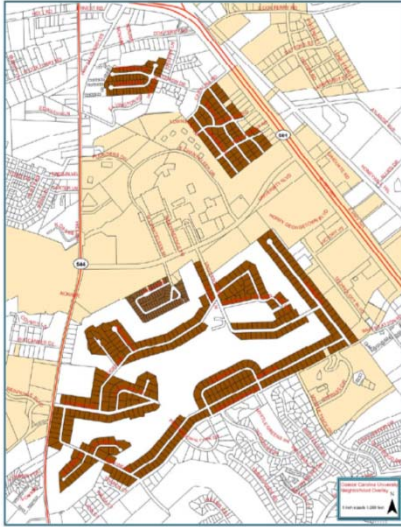
- Uniformity or Coherence in design
- Transportation and access management
- Preservation of historic property
- Preservation of ecologically sensitive areas
- Growth management

Horry County Overlay Zones

- Airport
- CCU Neighborhood
- Garden City height
- Socastee Boulevard
- Veteran's Highway
- Highway 501
- Highway 544
- Highway 707
- Holmestown Road
- Little River Height
- Little River Corridor
- Restaurant Row
- Highway 17 Business
- Kings Highway



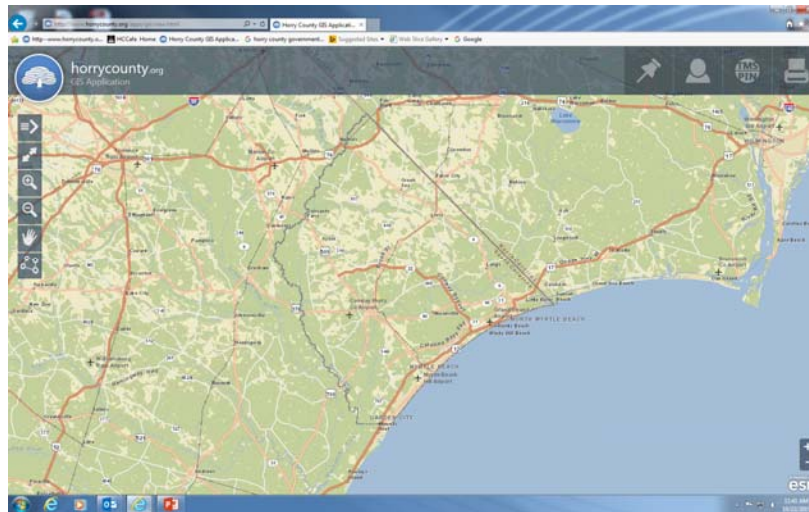
CCU OVERLAY



Highway 501 Overlay

Your property

Horrycounty.org / Online Services/GIS Application



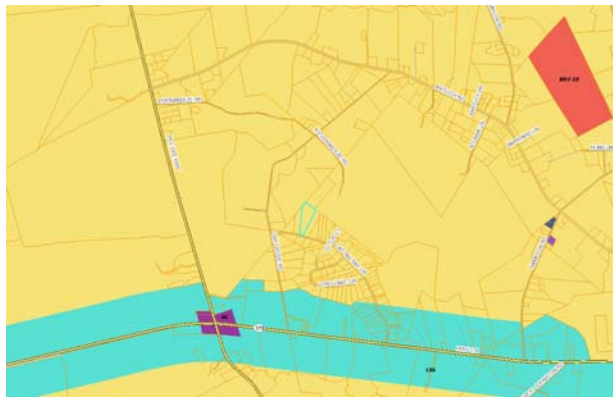
4.8 acres zoned FA (Forest Agriculture)

- Agriculture & forestry
- Low-density residential (stick-built and mobile homes)
- Limited commercial (max size 4,500 sf)
- Social, cultural, recreational, & religious uses)



ARTICLE VIII. - AREA, YARD, AND HEIGHT REQUIREMENTS

Districts	Min. Area in Sq. Ft.	Min. Area in Acres	Min. Lot Width at Bldg. Site	Setback From Property Line			Max. Height of Structure
				Front ¹¹	Side ¹¹	Rear ¹¹	
Forest Agriculture		1	100	60	25	40	35
Residential uses only	21,780	½	90	25	10	15	35



CURRENT PLANNING & ZONING

rezoning process

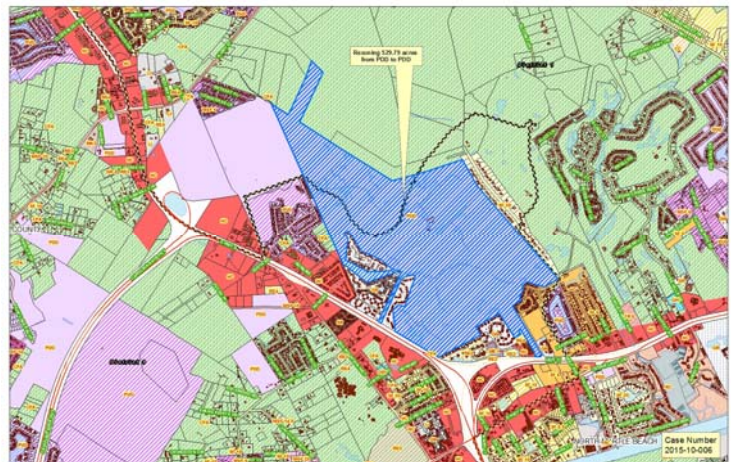
- Applicant submits application and pays fee
- Fee varies from \$250 for most up to many thousands for larger Planned Developments.
- Property is posted
- Neighbors are notified
- Public Hearing notice is placed in the paper



CURRENT PLANNING & ZONING

rezoning process

- Planning Commission public hearing the first Thursday of each month
- PC makes a recommendation; recommendation forwarded to Horry County Council
- Must receive 3 readings from County Council including another Public Hearing



ZONING BOARD OF APPEALS

- Public Hearing of all:
 - Zoning Variance Requests
 - Special Exceptions to the Zoning Ordinance
 - Administrative Appeal Requests
 - Special use approvals
- Application and \$200 fee
- Property is posted
- Neighbors are notified
- Public Hearing notice is placed in the paper



ZONING BOARD OF APPEALS

variances

A variance allows the Board to modify an otherwise legitimate zoning restriction when, due to unusual conditions, the restriction would result in “unnecessary hardship”.

The following must be explained for the Board to support a request:

- Extraordinary Conditions
- Other property
- Utilization
- Detriment

ZONING BOARD OF APPEALS

variances

- **Extraordinary Conditions.**

There are extraordinary and exceptional conditions pertaining to the property, such as size, shape, topography, drainage, street widening, beachfront setback lines that hinder development of a property are valid justification for a variance.

- **Other property.**

The extraordinary conditions do not generally apply to other property in the vicinity.

ZONING BOARD OF APPEALS

variances

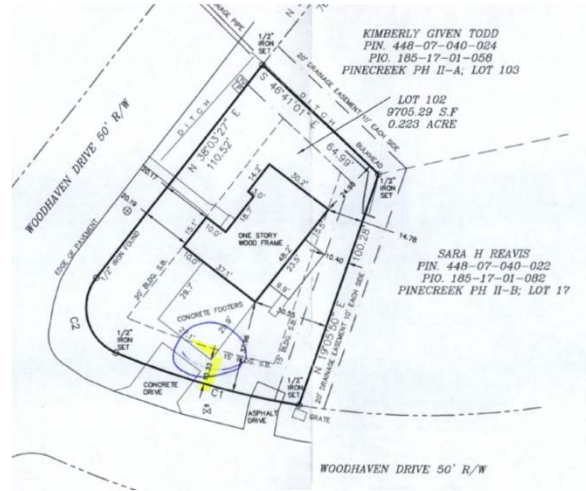
- **Utilization.**

Because of these conditions, the application of the Zoning Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

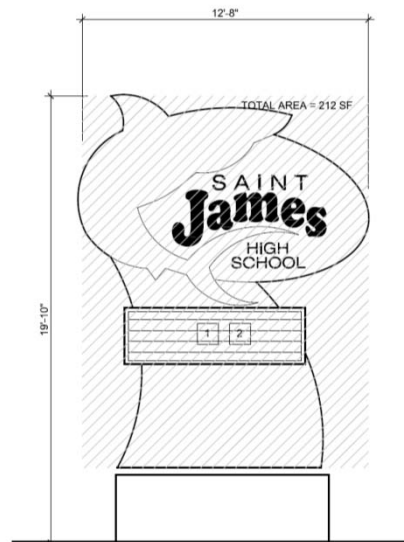
- **Detriment.**

The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

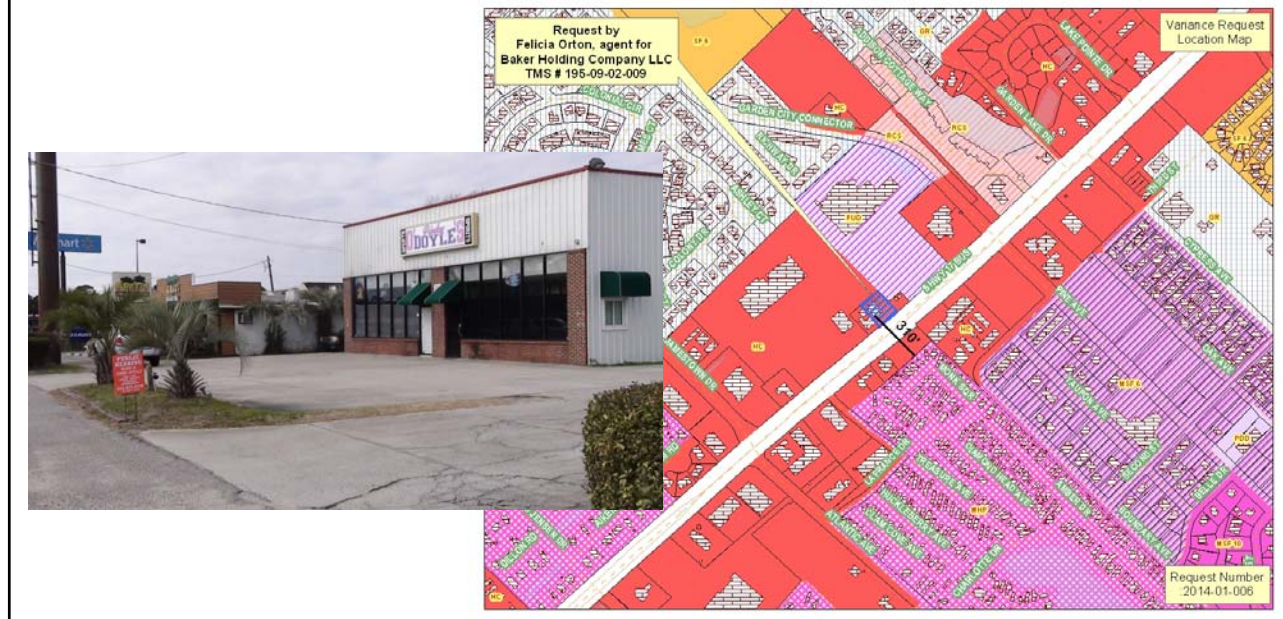
Street side yard variance



Variance to allow an existing sign 20' in Height to be converted to digital- Hwy 707 Overlay only allows max sign height of 12'



Special Exception to allow on-site consumption - 310' from a residential zoning district



ZONING BOARD OF APPEALS

administrative appeal

Typically happens when an applicant disagrees with the Zoning Administrator interpretation.

Most typical example is over the determination on whether a specific use is allowed within a zoning district.

CURRENT PLANNING & ZONING

zoning compliance for business license

Every business in the unincorporated county must be reviewed prior to business license

- Verifies type of business proposed conforms to zoning
- Ensures a commercial building meets code enforcement and zoning requirements, including parking and landscaping
- Issue home occupation zoning compliance to limit types of businesses which could have negative impact on a community or neighborhood

BOARD OF ARCH. REVIEW & HISTORIC PRESERVATION

- Recommends historic properties
- Reviews plans for construction, rehabilitation and restoration
- Reviews new construction in historic districts
- Maintains historic properties inventory (currently 217)
- Education & outreach



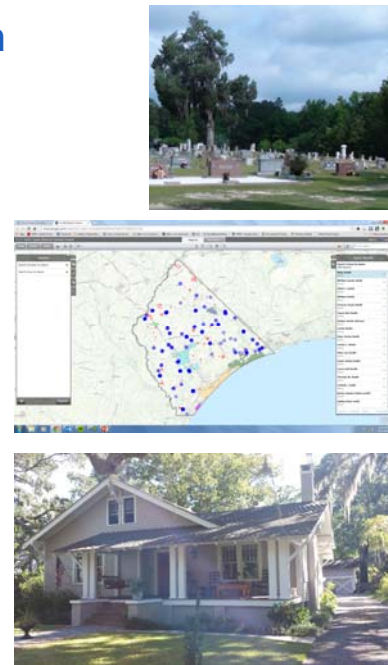
BOARD OF ARCH. REVIEW & HISTORIC PRESERVATION education & outreach

- **Patriot Tree Project**
 - Honors historic trees by pairing them with Civil War soldiers from Horry County
- **Legacy Business Recognition Program**
 - Recognizes businesses that have contributed to the economic heritage of Horry County for at least 50 years
- **Century Farm Program**
 - State-wide program that honors families who have owned and farmed the same land for at least one hundred years (13 in Horry County)



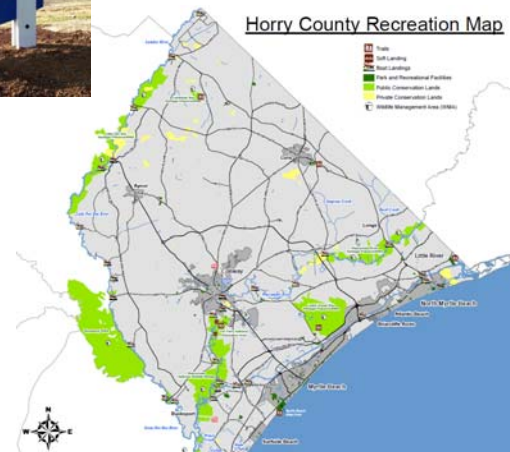
BOARD OF ARCH. REVIEW & HISTORIC PRESERVATION education & outreach

- **Cemetery Project**
 - Protects historic properties at local level from encroachment and growth pressures
 - Inventory – currently 243 of 371 inventoried; 191 preserved
 - GIS
 - GPR Unmarked graves
- **HP Tax Incentive Program**
 - Assessed Value Freeze for 15 Years
 - Must meet 10 Standards for Rehabilitation
 - Value of rehab must be 25% of fair market value
 - Must be completed in 2 years



PARKS AND OPEN SPACE BOARD

- Maintains inventory of all public lands, parks and recreational facilities, and all conserved natural areas
- Develops/updates Horry County Parks & Open Space Plan
- Encourages planning, activities and development as necessary to identify, promote, acquire, lease, preserve, protect, maintain, or develop open space, recreational sites, or natural resources



PARKS AND OPEN SPACE BOARD

- To prepare a list of open space, significant environmental and natural resources, and recreational sites to be considered for preservation, protection, maintenance, or development through the Horry County Open Space Fund. (Note: Open Space Fund is funded through a fee in lieu of open space for new major developments. To date, the fund has had a zero balance).
- Despite the Open Space Fund having no funding, the Parks and Open Space Board coordinates with area conservation organizations that protect significant natural resources and seeks grant funding to implement recreation projects.



KEEP HORRY COUNTY BEAUTIFUL

- Sub-committee of Parks and Open Space Board
- Affiliate of Keep America Beautiful and Palmetto Pride
- Focuses on litter reduction, education, & beautification
- 2014 Litter Cleanup Totals:
 - 36 Cleanup Events
 - Community Cleanup Groups: 14 Total
 - 1193 volunteers = 3,399 service hours
 - 1,661 bags of litter = 33,330 lbs



**KEEP AMERICA
BEAUTIFUL**



HORRY COUNTY COMMUNITY CLEANUP DAY

SATURDAY, NOVEMBER 7, 2015

8:30 A.M. - NOON



Please register by October 23, at
www.horrycounty.org or by calling (843) 915-7893.

Join us afterwards for a celebration party at the
Carolina Forest Recreation Center! There will be
food, prizes, entertainment and much more!



ALL SUPPLIES PROVIDED

info@horrycounty.org

UPCOMING MEETINGS



- **PARKS & OPEN SPACE BOARD:**
Meets 4th Tuesday of Each Quarter. Next meeting: Oct 27th at 12:30 pm
- **KEEP HORRY COUNTY BEAUTIFUL:**
Meets 4th Tuesday of Each Month. Next meeting: Oct 27th at 2:30 pm.
- **PLANNING COMMISSION:**
Meets 1st Thursday of Each Month. Next meeting: Nov 5th at 5:30 pm.
- **ZONING BOARD OF APPEALS:**
Meets 2nd Monday of Each Month. Next meeting: Nov 9th at 5:30 pm.
- **BOARD OF ARCH. REVIEW & HISTORIC PRESERVATION:**
Meets 3rd Tuesday of Each Month. Next meeting: Nov 17th at 2:30 pm.

LONG RANGE PLANNING

Horry County

- Residents
- Businesses
- Visitors
- Responsible for the drafting and implementation of the County's Comprehensive Plan, Envision 2025
- Responsible for the drafting of Area Plans, Neighborhood Plans, Corridor Plans and research related to all future planning endeavors, and project management

Project Management



- Managing Over \$500,000 in grants a year
- Corridor Beautification
 - Garden City
 - Us Hwy 501
 - Hwy 17 & 22



Project Management

- Sidewalks and Pathways
 - East Coast Greenway
 - Atlantic Avenue
 - Waccamaw Drive
 - River Oaks
 - N. Kings Hwy and Lake Arrowhead
 - Bike Run Park Trailhead "Hulk"

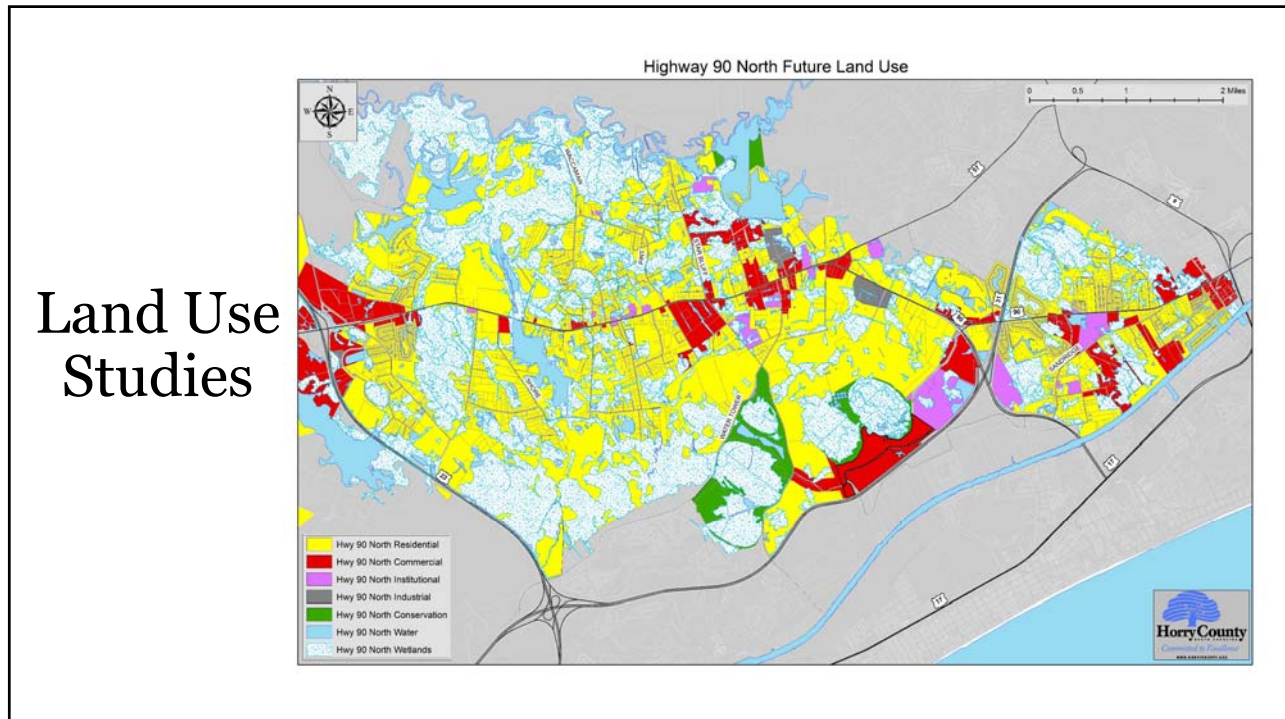
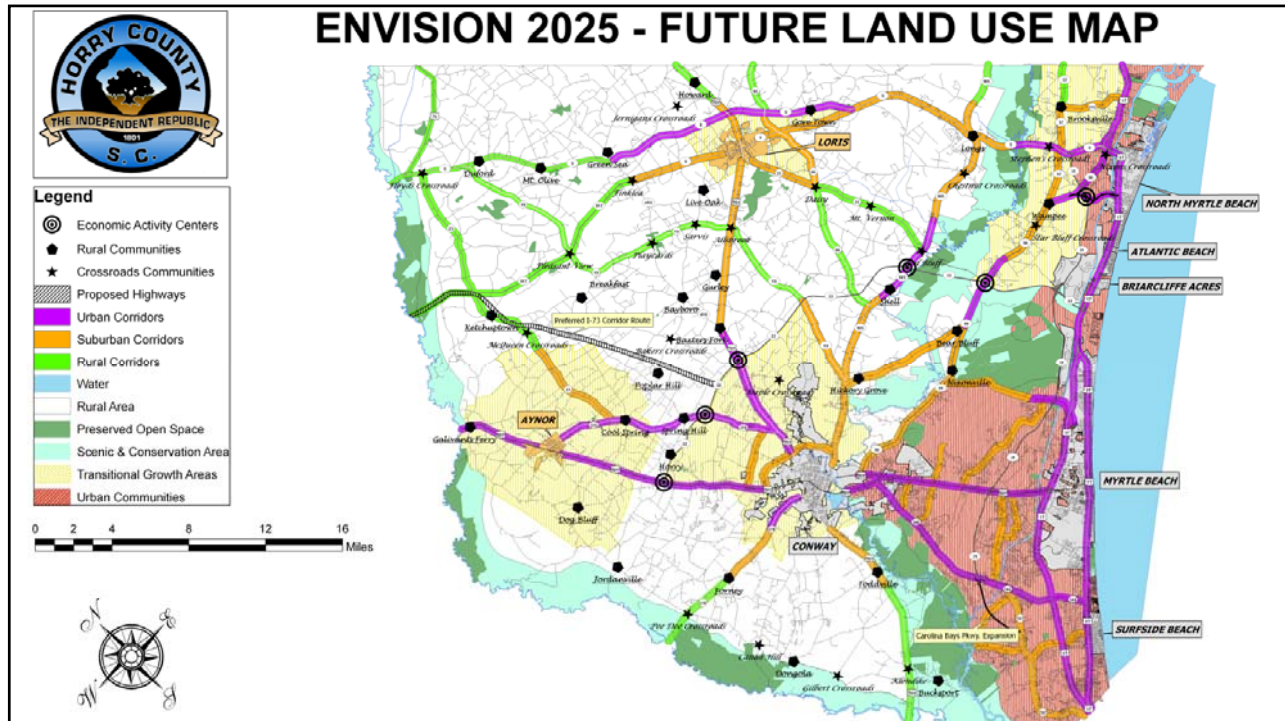


Project Management

- Beach Access Grants
 - Increase parking
 - Handicap Accessibility
 - Landscaping
 - Shower Amenities

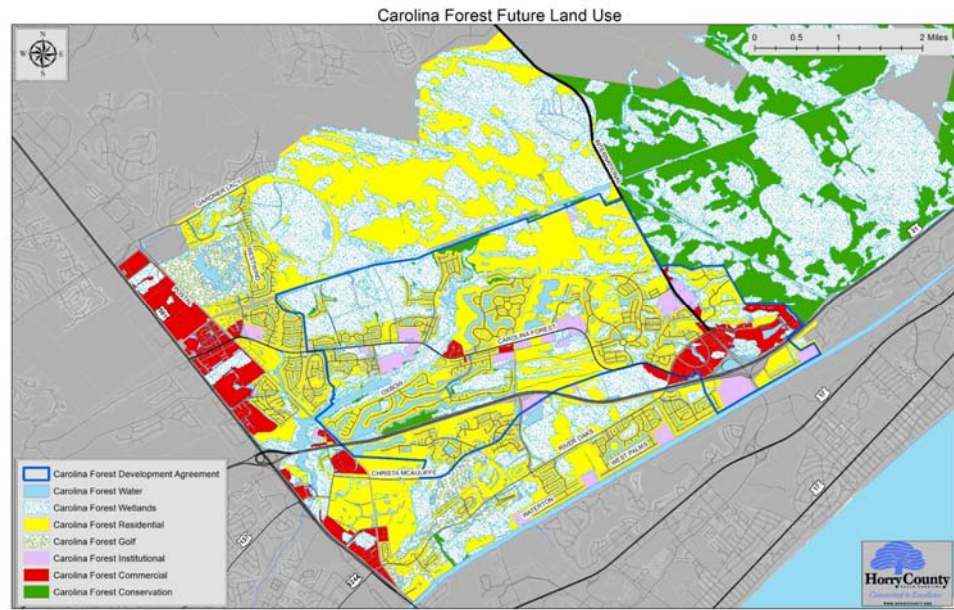


- An inventory of existing conditions
- Establishes Needs, Goals, and Implementation Strategies for a future time frame of 15 – 20 years
- SC Local Government Comprehensive Planning Enabling Act of 1994 requires the following Elements:
 - Population
 - Economic Development
 - Natural Resources
 - Cultural Resources
 - Community Facilities
 - Transportation
 - Priority Investment
 - Housing
 - Land Use



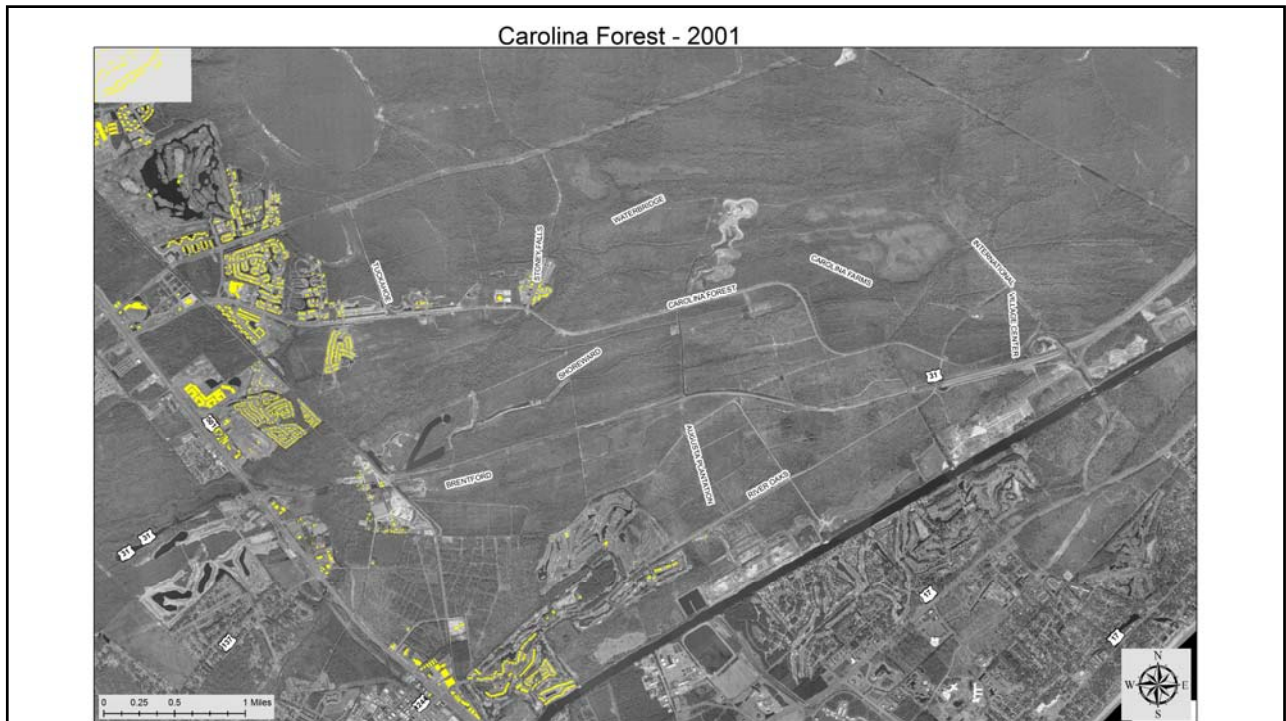
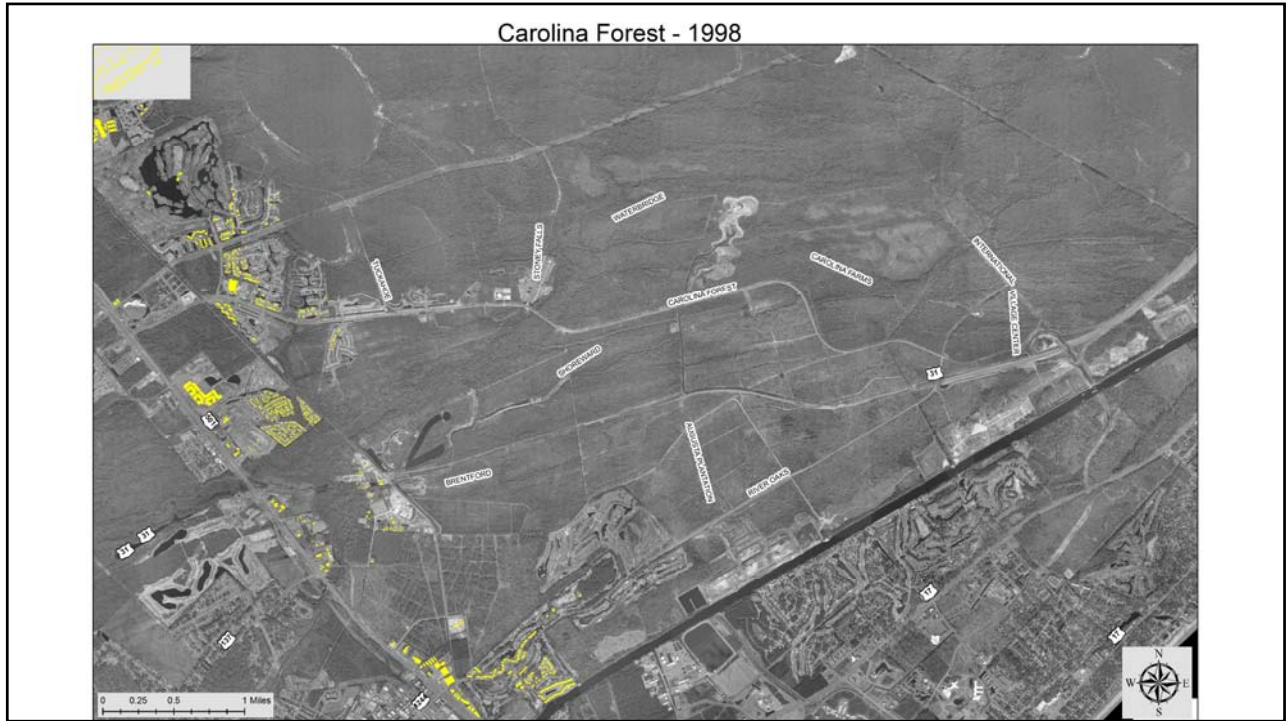
Land Use
Studies

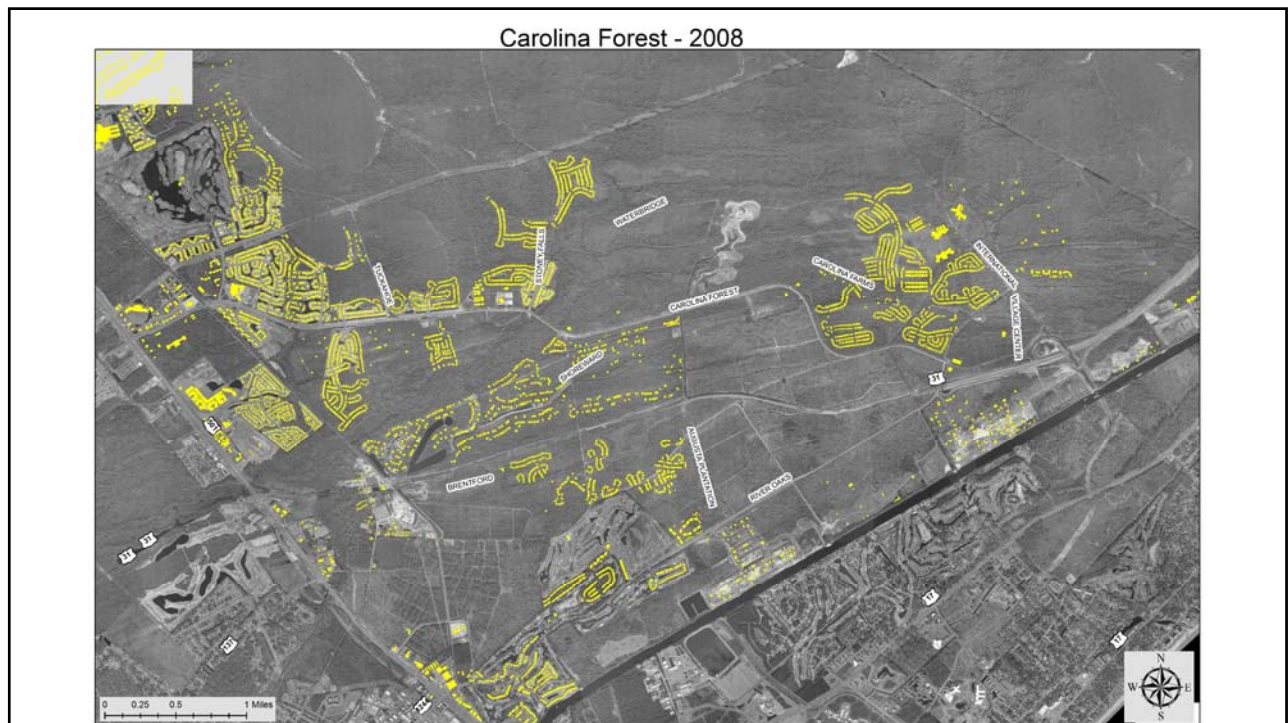
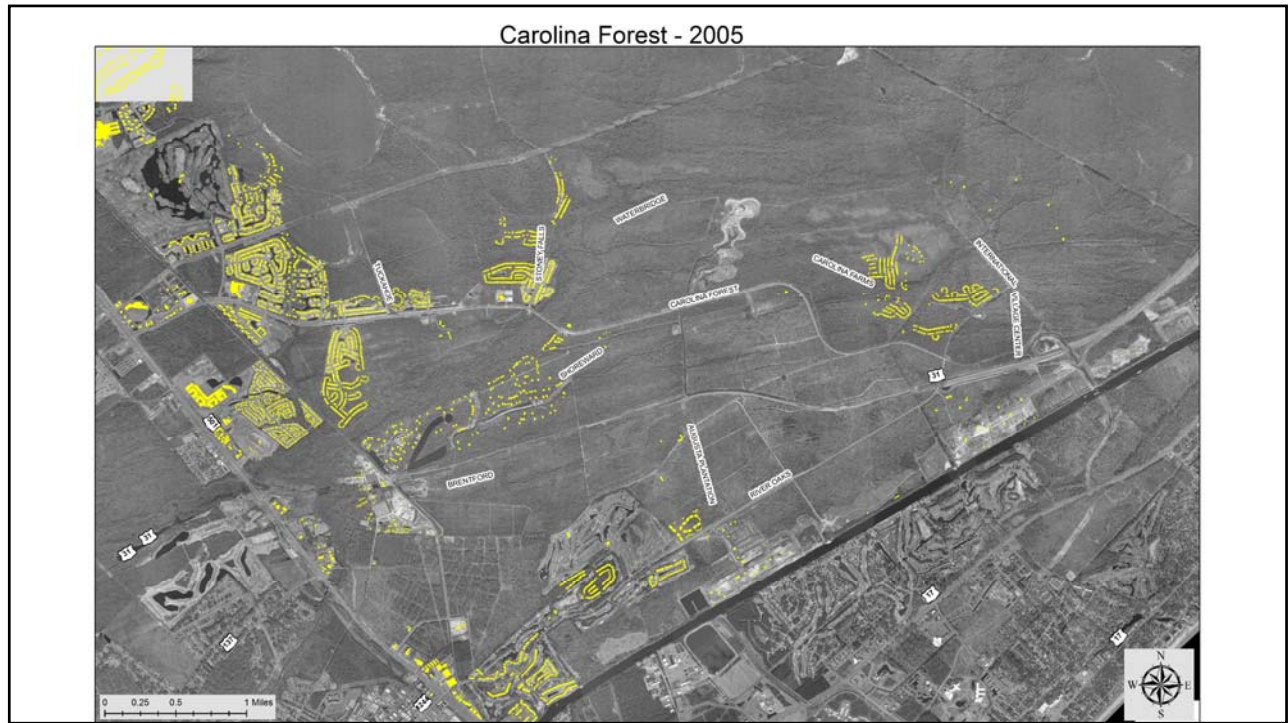
Land Use Studies

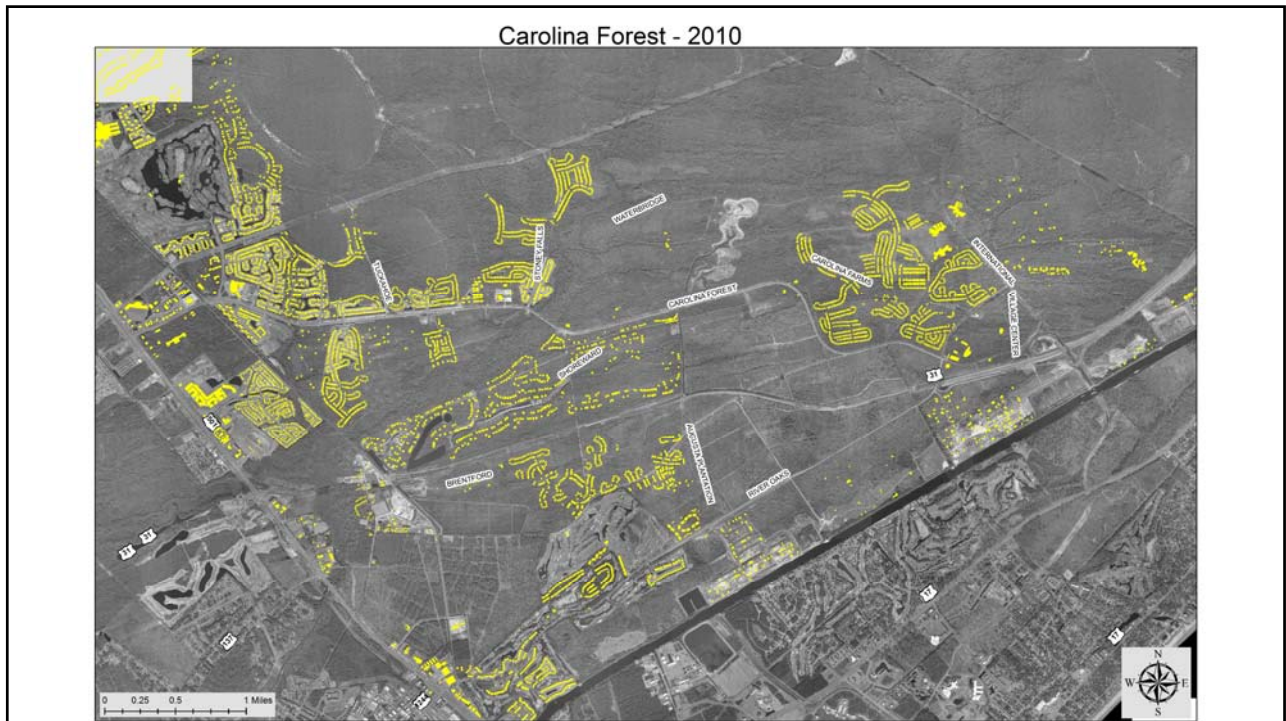
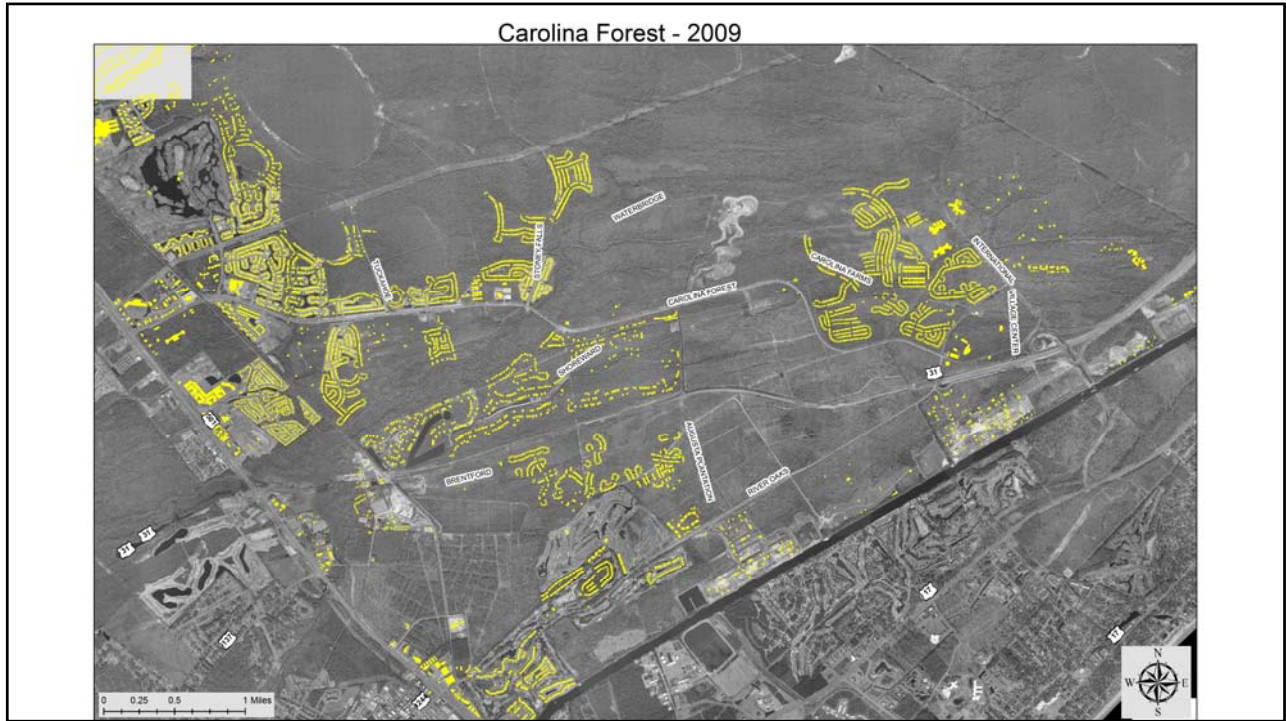


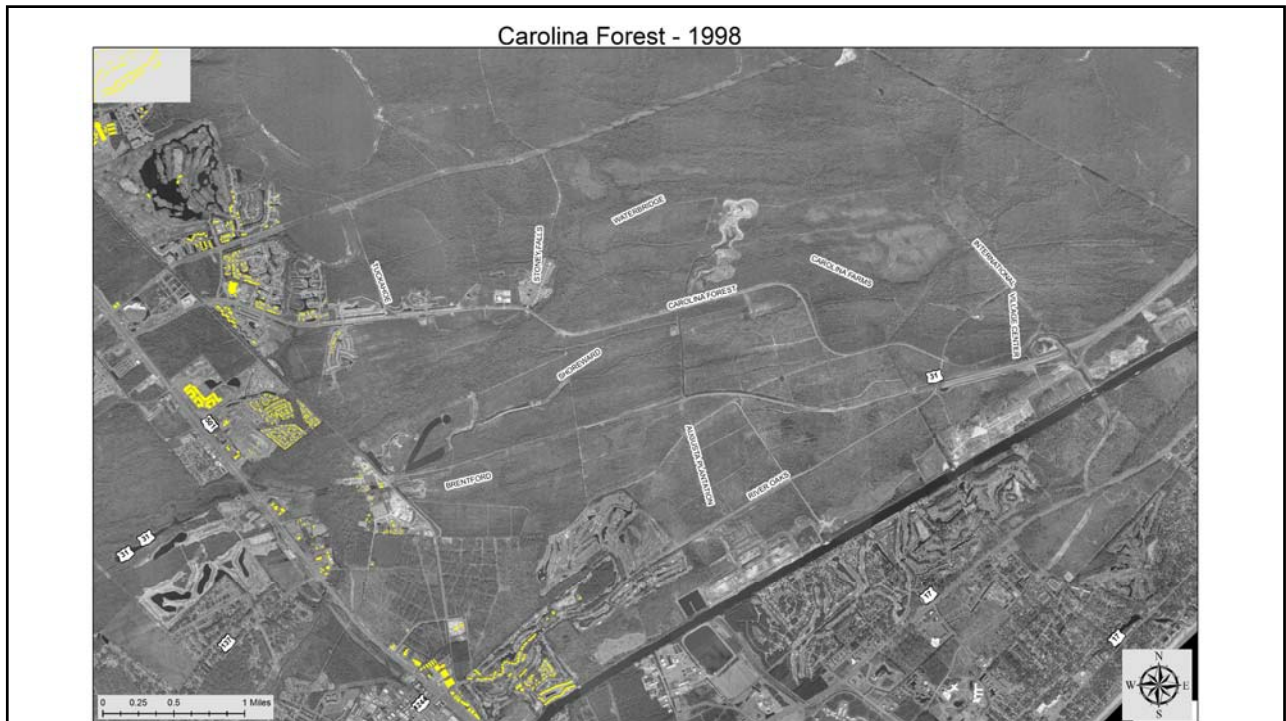
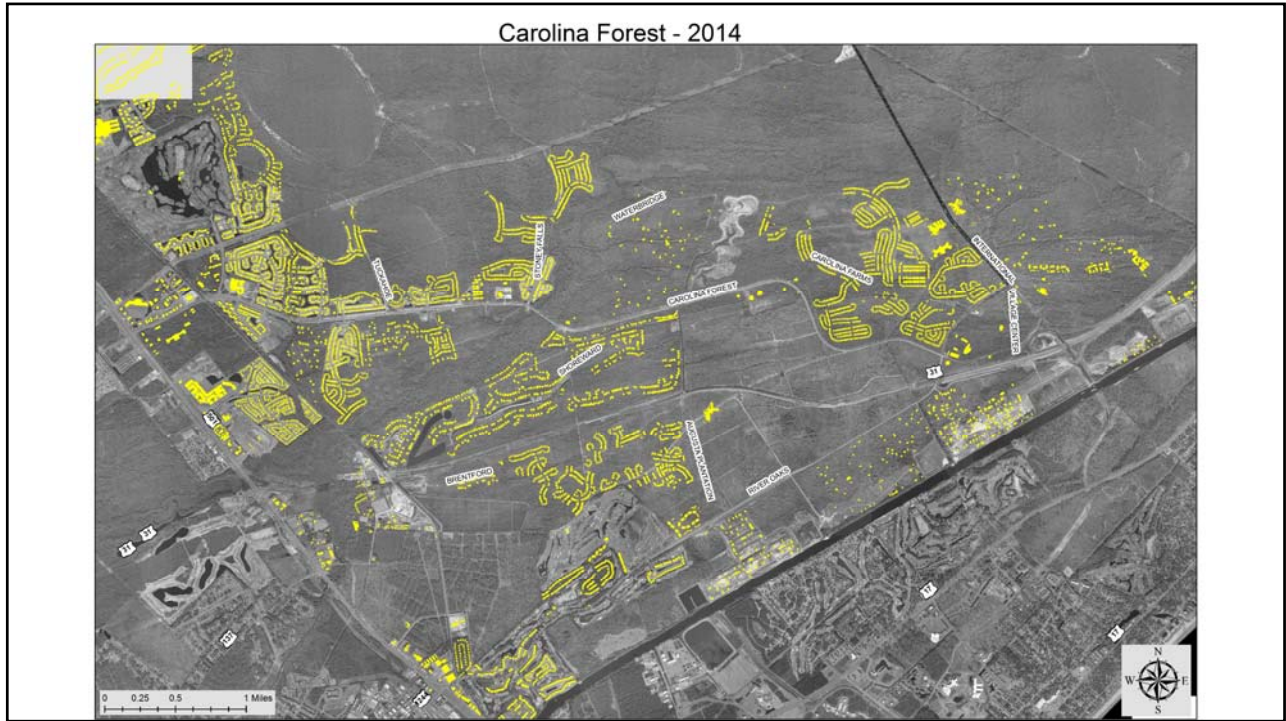
Carolina Forest

1998 - 2014





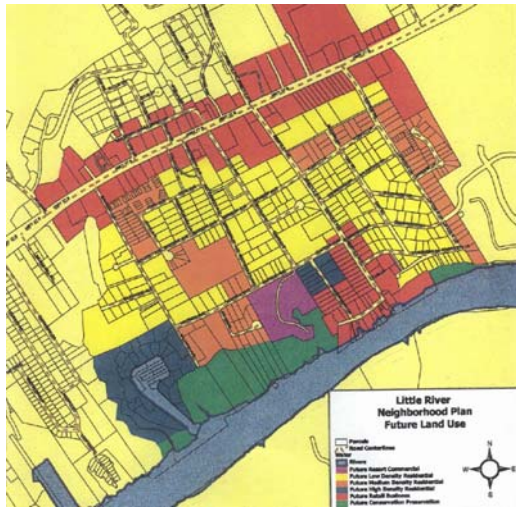
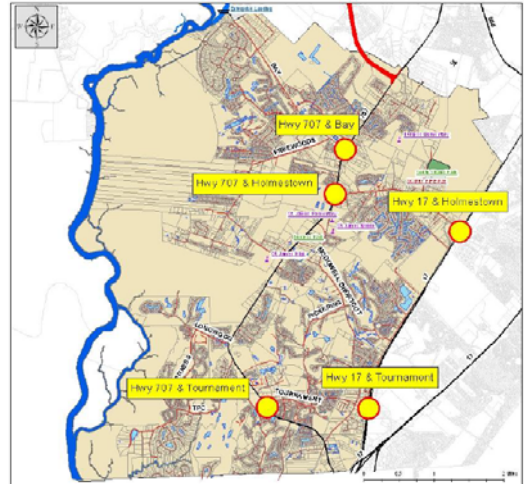




AREA PLANS

- Gives citizens the opportunity to discuss the direction that growth and development should take in their area
- Make recommendations to County Council on how questions regarding development in their community should be approached

Commercial Nodes within the Burgess Community



LITTLE RIVER NEIGHBORHOOD PLAN

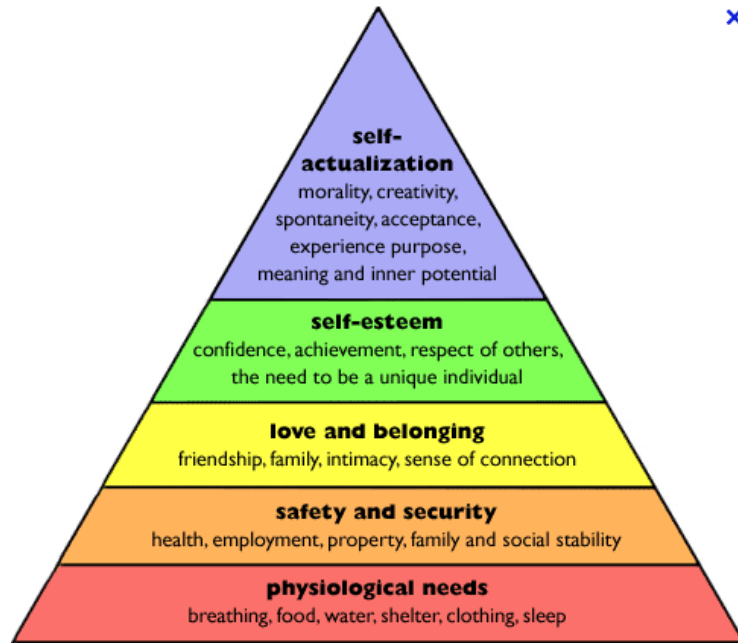
MOUNT VERNON AREA PLAN

Mount Vernon Rural Area Management Plan



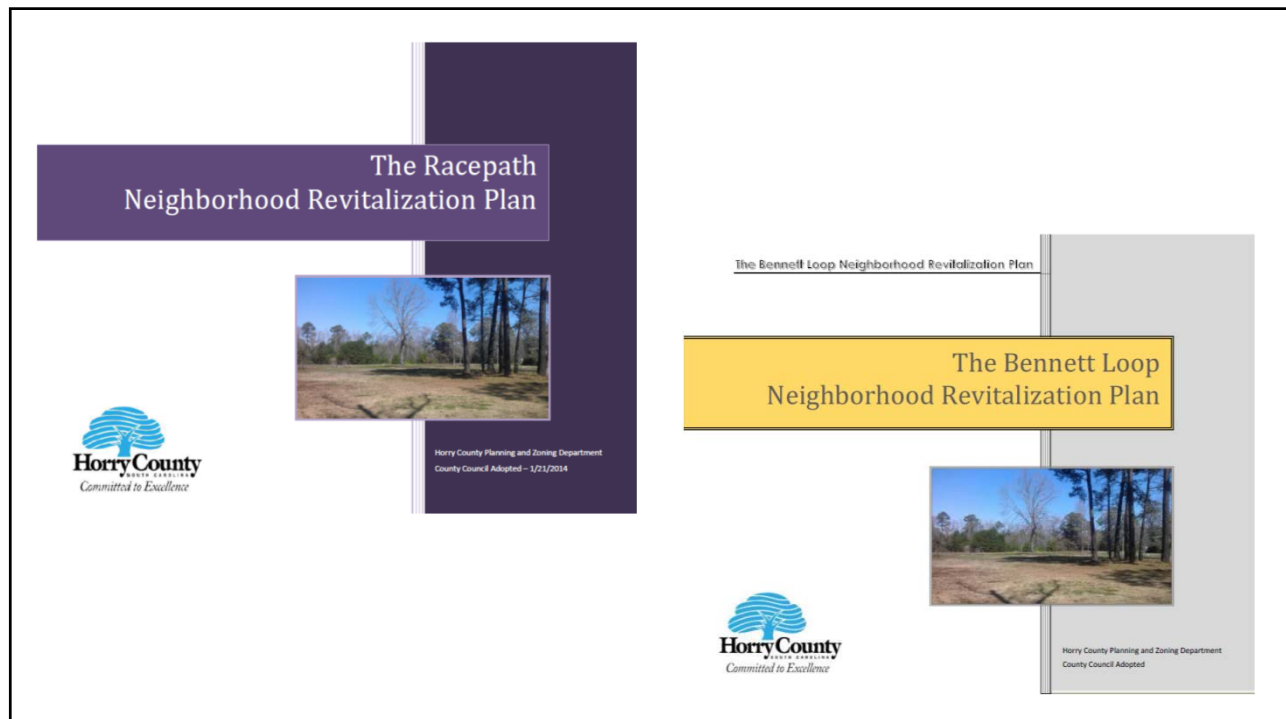
Horry County Planning and Zoning 2008

MASLOW'S HIERARCHY OF NEEDS



NEIGHBORHOOD REVITALIZATION PLANS

- Neighborhoods that are in distress where blight conditions prevail
 - Housing dilapidation
 - Lack of appropriate infrastructure
 - High crime rates
 - Abandoned structures
- Neighborhoods defined as Low to Moderate Income according to Department of Housing & Urban Development (HUD)
- Make recommendations to County Council on how to improve public safety, infrastructure, and housing conditions



Dharavi Mumbai, India



Robert
Grissom
&
Mr. Joe
White



Robert
Grissom
&
Mr. Joe
White

Little River



Conway



21ST CENTURY CHALLENGES & EMERGING TRENDS

- Graying and Browning of America
- Rise of the single person household
- Traditional family is changing
- Aging infrastructure
- Climate change
- Antiquated zoning tools
- Shrinking tax base
- Availability of water
- Public health
- Jobs

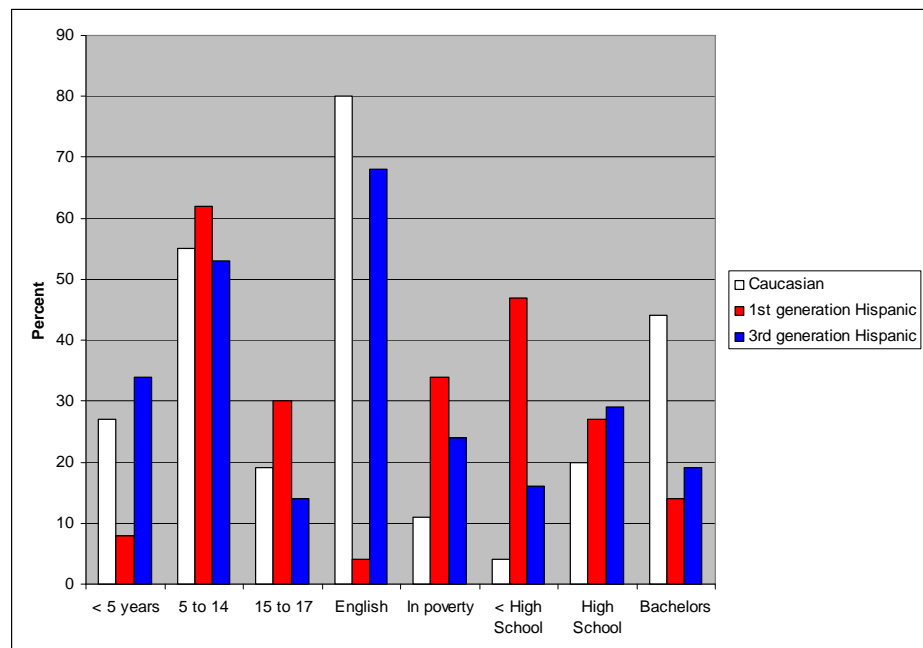
21ST CENTURY CHALLENGES & EMERGING TRENDS

- 1 of 5 Americans will be 65 or older by 2030
- Over 85 will triple by 2030
- By 2020 single person households will equal family households
- By 2030 single person household is the majority
- Family of 5 is becoming rare

21ST CENTURY CHALLENGES & EMERGING TRENDS

- Minorities will be the majority of children under 18 by 2020
- In 2010, 110 Metropolitan Statistical Areas (MSA) had child populations where minorities were the majority
- Hawaii, California, New Mexico and Texas are minority majority.
- Hispanic population growth accounted for 56% of all population growth from 2000 - 2010

Assimilation
in progress



THE AMERICAN HOUSEHOLD IS CHANGING



Getty Images

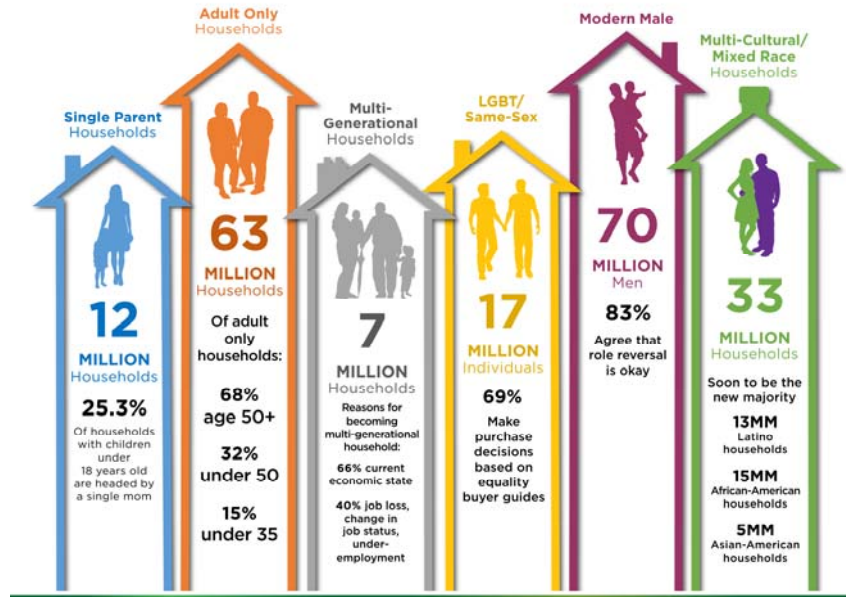


THE NEW AMERICAN HOUSEHOLD

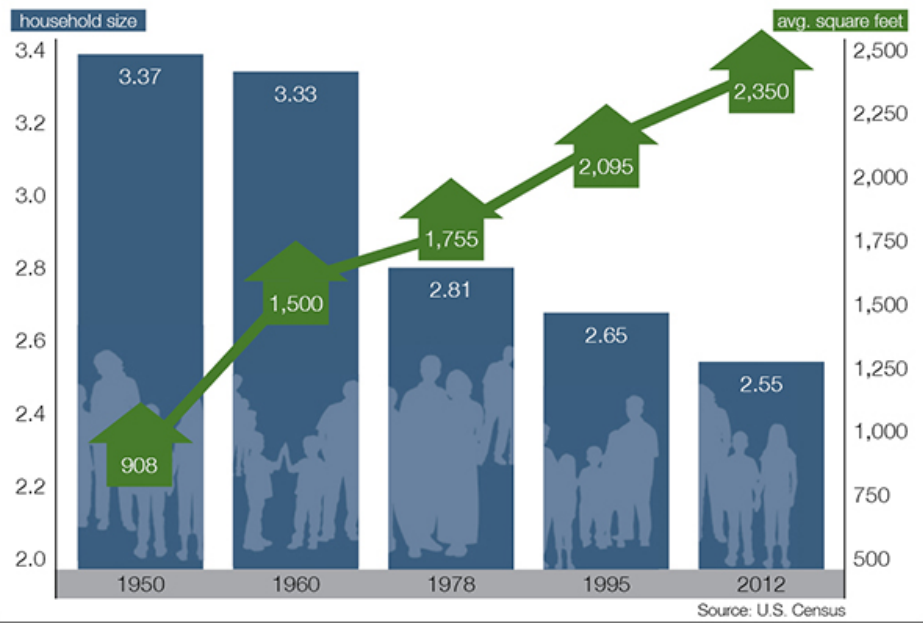


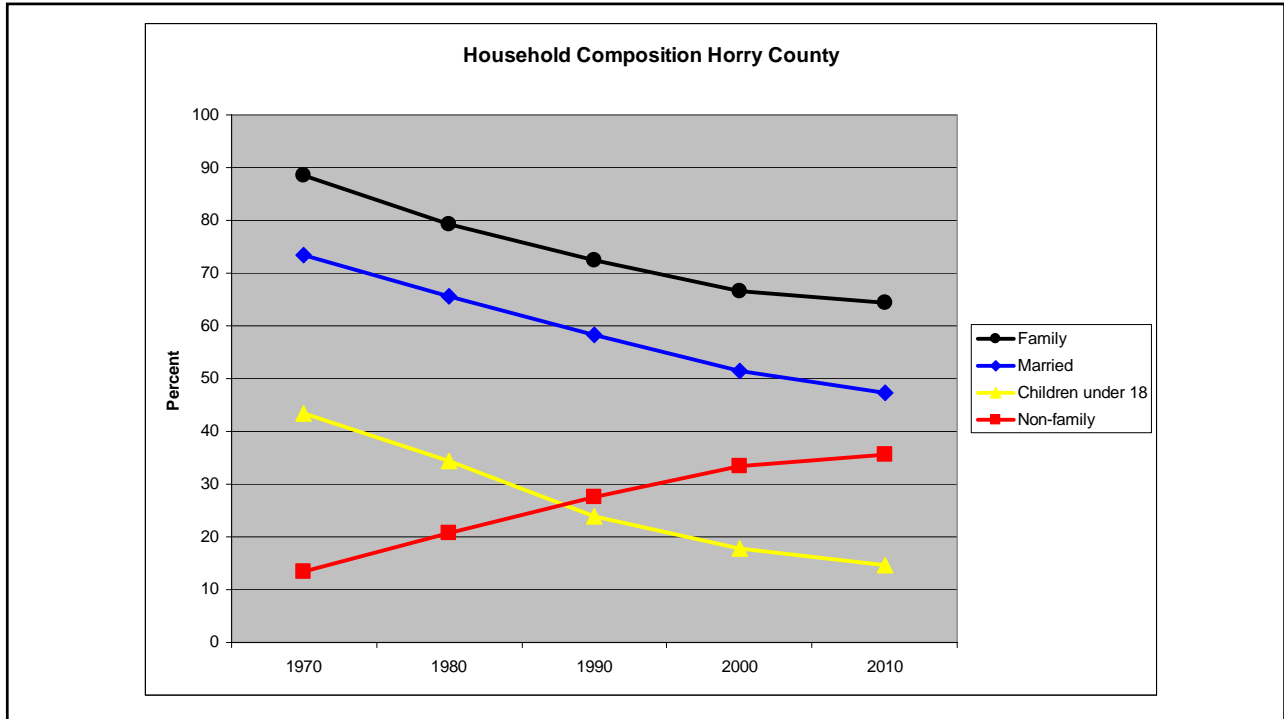
What does this mean for our Comprehensive, long range planning efforts?

It's Time to Fine-Tune Our Picture of the American Family



household size vs. home size





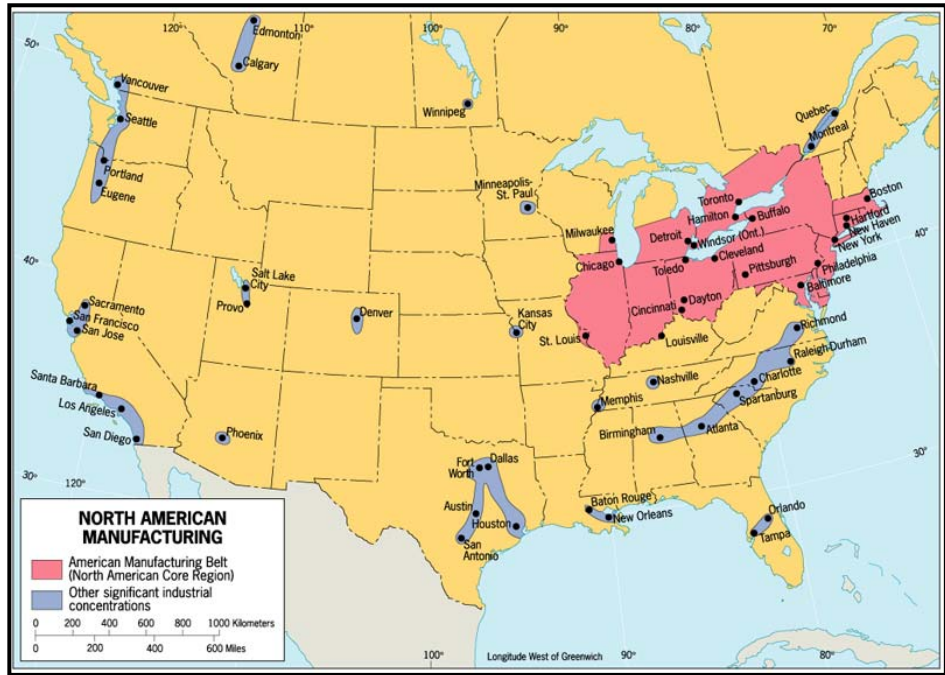
AGING INFRASTRUCTURE

- 46% of South Carolina's major roads and highways were rated in poor condition in 2014, up from 32% in 2008*
- 21% of South Carolina bridges are in need of repair, improvement or replacement*
- 11% of South Carolina bridges are structurally deficient, 10% are functionally obsolete*

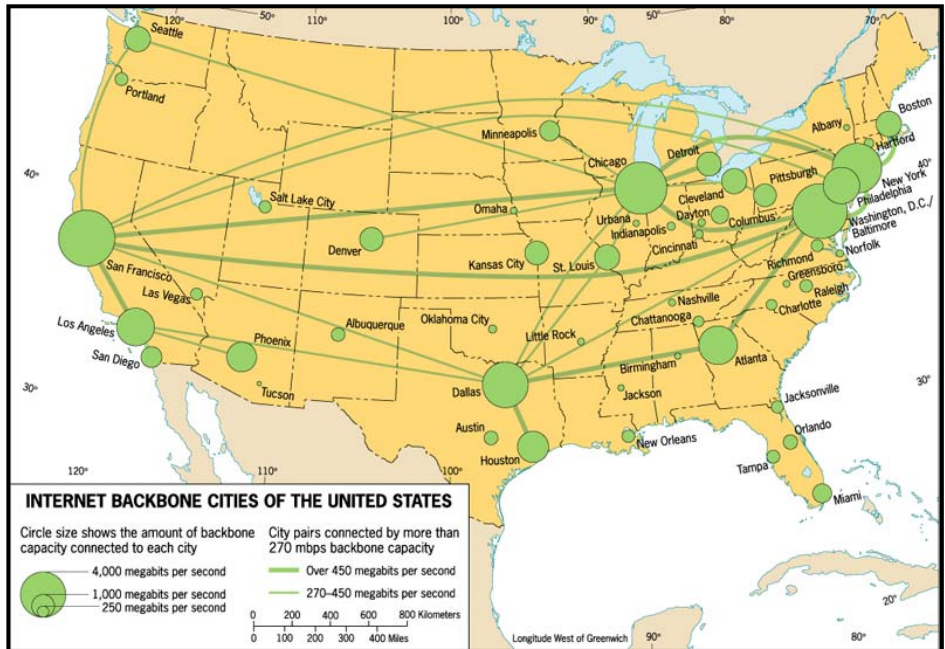
MAINTAINING THE LOCAL ROAD SYSTEM

- Horry has about 4,000 roads, paved and unpaved
- Paved road network has increased from around 200 miles in 2000 to over 800 miles today.
- 651 unpaved roads (200 miles) have 3 or less houses fronting them
- 90% of roads in Horry are Access Roads (neighborhood/subdivision)

The Old Economy



The New Economy



POST INDUSTRIAL LOCATION FACTORS

- Recreational water within 1 hour drive
- 300 day of sunshine per year
- Affordable housing
- Good Schools (and Research Institutions)
- Low risk environment
 - Tax breaks
 - Cooperative state & local governments
 - Lenders
 - Businesses



STAYING UPDATED

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- Sign up for our newsletter
- 843.915.5340

