

South Carolina



Planning Education Advisory Committee

Committee Members:

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

Phillip L. Lindler
Representing SCAC
Term expires: 2019

Cliff Ellis
Representing Clemson University
Term expires: 2020

Wayne Shuler
Representing SCAPA
Term expires: 2018

February 27, 2020

Horry County Planning & Zoning
Leigh Kane, AICP
Principal Planner
1301 2nd Avenue, Ste. 1D09
Conway, SC 29526

Re: *Applications for Accreditation of CE credits for New Program*

Dear Ms. Kane:

On February 10, 2020, I received the program materials you submitted for the "Planning for Growth." Upon receipt of the materials, an email was sent to confirm receipt by all Committee members as well as a deadline set for comments.

Under the "no objection policy" adopted July 8, 2009, the request for accreditation of this program has been approved, and the signed "Notice of Decision" is attached. A formal after-the-fact approval will be handled as part of a Consent Agenda at the regular quarterly meeting of the Committee, scheduled at 10:00 a.m. on Tuesday, May 12, 2020.

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

Sincerely,

A handwritten signature in black ink that reads "Stephen G. Riley".

Stephen G. Riley, ICMA~CM
Chairman

cc: Phillip Lindler, Cliff Ellis, and Wayne Shuler

South Carolina Planning Education Advisory Committee (SCPEAC)

NOTICE OF DECISION

Title of Program: Traffic Impact Decisions and there Cross-Jurisdictional Importance

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


ACCEPTED WITHOUT OBJECTION Date: February 27, 2020

REVIEWED BY FULL COMMITTEE Date: _____

- a) X ACCREDITED for: 90 min. CE credits: 1.5
- b) _____ DENIED ACCREDITATION
- c) _____ RETURNED for more information

If accredited:

- a) Authorized Course No.: 2020-02
- b) Date of accreditation: 02/27/2020

Signature of SCPEAC Representative: _____


**For further information, contact Mr. Stephen G. 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: _____
- b. Address: _____
- c. City: _____
- d. State: _____
Zip Code: _____
- e. Telephone: _____
- f. Email: _____

2. Contact Information:

- a. Name of Contact Person: _____
- b. Title: _____
- c. Telephone: _____
- d. Email: _____

3. Information on orientation program:

- a. Title of Program:

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

- c. Brief description of the program and its content:

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 type="checkbox"/>		number of slides:
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: _____

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:

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 Planning & Zoning

ii. Name of Representative: Leigh Kane, AICP

iii. Title: Principal Planner

iv. Phone: 843-915-7917

v. Email: kaneL@horrycounty.org

vi. Signature: 

vii. Date: 2/10/2020

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, Krista Wiedmeyer at kristaw@hiltonheadislandsc.gov

To access committee members email and postal addresses visit the link below:

<http://www.scstatehouse.gov/SCPEAC/members.htm>

Planning for Growth

Course Description: Horry County is the second fastest growing metropolitan statistical area in the Country. Over 250,000 new residents are expected to live in Horry County by 2040, with approximately 75 percent of that growth occurring in unincorporated portion of the county. Horry County has just approved its comprehensive plan, IMAGINE 2040. Course participants will learn about local population and growth trends, future housing demand, in addition to all of the infrastructure that will be necessary to keep up with growth. Information on all of the chapters of the comprehensive plan will be included. The session will detail the comprehensive planning process and all of the anticipated planning and regulatory efforts that will be needed to implement the County's comprehensive plan. The program will be presented in a classroom setting, utilizing a powerpoint presentation. Each participant will receive copies of the presentation, along with hand out materials on the comprehensive plan from the South Carolina Comprehensive Planning Guide.

Role of the Comprehensive Plan and Comprehensive Planning Process: 10 minutes

History of Planning in Horry County: 10 minutes

Population and Housing Trends: 20 minutes

Natural and Cultural Resources: 5 minutes

Community Facilities, Public Safety, and Transportation: 10 minutes

Economic Development: 5 minutes

Future Land Use Strategy: 20 minutes

Plan Implementation: 10 minutes

Q & A

Presenter: Leigh Kane, AICP – Principal Planner, Long-Range Planning Division – resume attached

Leigh W. Kane, AICP
4841 Southgate Pkwy
Myrtle Beach, SC 29579
843-915-7917 kaneL@horrycounty.org

PROFESSIONAL EXPERIENCE

Principal Planner

Horry County Planning & Zoning

March 2018 - Present

Supervise long-range planning initiatives for Horry County Government, consisting of a team of 3 staff members that serve as support to multiple boards and commissions. Responsible for the development and maintenance of the comprehensive plan and coordinate capital improvement needs with other county departments. Earned AICP certification in 2016.

Community Development Planner

June 2016 – March 2018

Senior Planner

March 2013 – May 2016

Coastal Training Program Coordinator

North Inlet-Winyah Bay National Estuarine Research Reserve (NERR)

March 2011-March 2013

Provided training and technical assistance for coastal decision-makers in Georgetown and Horry counties on water quality protection, sustainable development, coastal hazards, and habitat protection.

Professional audiences included local government officials, planning, engineering, and public works staff, conservation organizations, and other professionals whose decisions impact the coastal environment.

NOAA Coastal Management Fellow

New Jersey Office of Coastal Management

August 2009-March 2011

Worked with the New Jersey Office of Coastal Management to develop hazard and climate vulnerability assessment tools for shore communities. Worked with coastal management partners and researchers to pilot the tools in four New Jersey communities, providing inundation mapping, vulnerability assessments, and resilience building strategies. Participated in the New Jersey Office of Climate and Energy's Climate Adaptation Team, the Sustainable Jersey™ Task Force, and the Mid-Atlantic Regional Council on the Ocean (MARCO).

Neighborhood Revitalization Planner

Asset Property Disposition

January 2009-August 2009

Worked with community leaders, planners, and residents to identify redevelopment opportunities and phasing strategies to include in the [Neighborhood Revitalization Implementation Plan](#) for the City of Anderson, SC. Assessed neighborhood conditions and identified redevelopment strategies for the Lowcountry Alliance for Model Communities (LAMC) in North Charleston, SC.

Graduate Assistant/GIS Specialist

SC Water Resources Center at the Strom Thurmond Institute

January 2008-January 2009

Performed GIS analyses to identify the number and value of properties on Hilton Head and Pawleys Islands that have been developed seaward of the beachfront development setback lines since the establishment of the South Carolina Beachfront Management Act of 1988. Assisted in leading focus group discussions with coastal residents on the potential impact of climate change on existing beachfront management strategies. Results of this research were provided to the SC Office of Ocean and Coastal Resource Management to inform their shoreline change initiative.

EDUCATION

Masters of City and Regional Planning, Clemson University, 2007-2009

Concentration: Environmental Planning

Thesis: Wood, I. L. (2009). Planning for Coastal Community Resiliency: A Case Study Analysis of South Carolina Beachfront Communities. Clemson University. Dept. of City and Regional Planning.

Relevant Projects: City of Bamberg project to identify pedestrian connections to parks and open space. City of Greenville project to identify model mixed-use zoning ordinances.

Internship: Clemson's a.LINE.ments Studio, an interdisciplinary studio for community projects

Awards: American Institute of Certified Planners' Award and First-Year Student Planning Award

Bachelor of Arts in Urban Studies, College of Charleston, 1998-2002

Concentration: Planning and Administration

Internship: City of Charleston Department of Planning and Neighborhoods

SKILLS

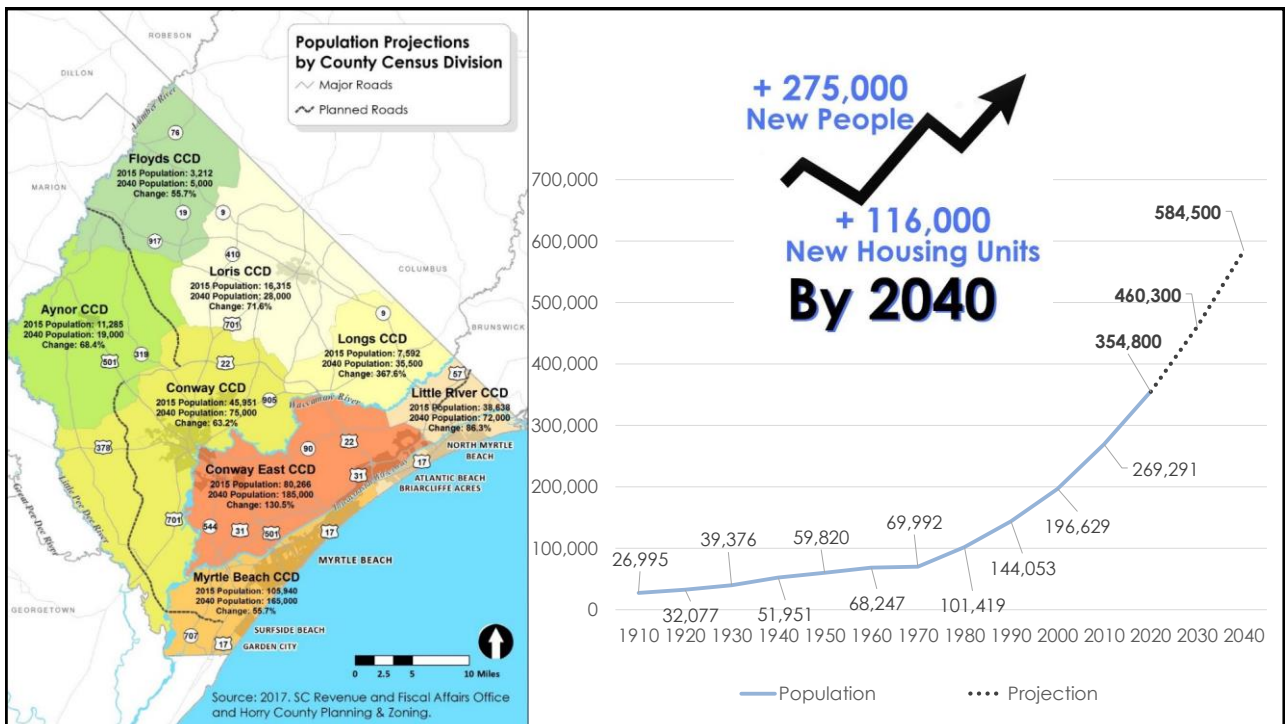
- Plan Development and Writing
- Small and Large Group Facilitation
- Survey Development and Evaluation
- Census Data Analysis
- Workshop Development
- Municipal Technical Assistance
- ArcGIS and Spatial Modeling
- Inundation Mapping

IMAGINE

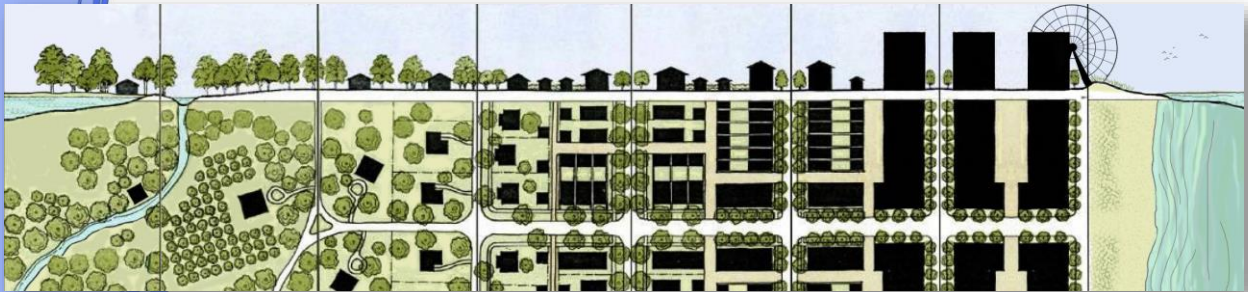


Your County. Your Voice. Our Future.

Planning for Growth Leigh Kane, AICP - Planning & Zoning Horry County University March 13, 2020



FUTURE *Land Use Strategy*



RURAL



SUBURBAN



URBAN

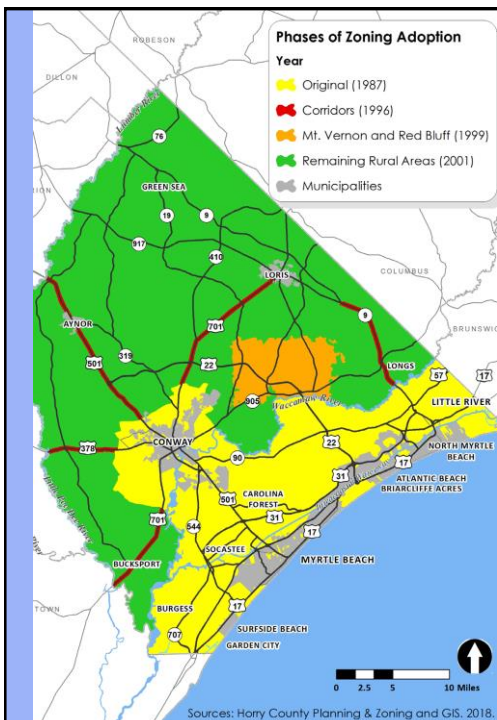
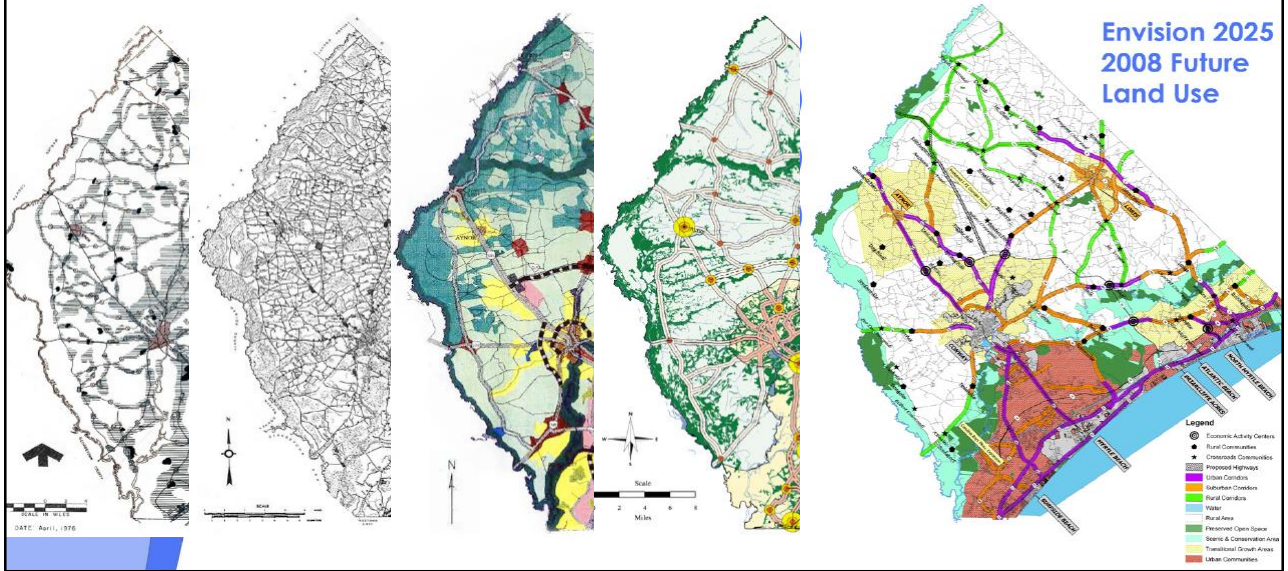
3

Role of a Comprehensive Plan

- Serves as a policy document for County decision-making in regards to future growth, including, but not limited to zoning and capital improvements.
- Required by SC Code of Laws, Article 3, Chapter 29, Title 6 as a prerequisite to have zoning and land development or subdivision regulations.
- Minimally has to look 10 years into the future.
- Required evaluation every 5 years and rewrite every 10 years.
- May be amended as significant changes occur, such as completion of a major road project, addition in public safety facilities and personnel, new industry, or other significant change to the community.

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History of Planning in Horry County



Planning in Horry County

- 1984 - Subdivision Regulations
- 1987 - Urban Areas Zoned
- 1994 - SC Planning Enabling
- 1996 - Corridors Zoned
- 1999 - Mt. Vernon and Red Bluff Zoned
- 2001 - Remaining Rural Areas Zoned
- Land Development Regulations Adopted
- Landscape and Tree Preservation Adopted
- 2009 - Land Development Regulations Revised

SC Comprehensive Plan Requirements



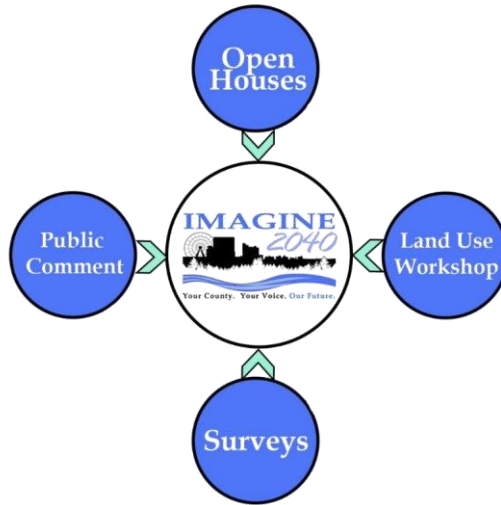
IMAGINE Steering Committee

- Steven Neeves, Chair
- Marvin Heyd, Vice-Chair
- Joe Burch
- Pam Creech
- Ruth Anne Ellis
- Rick Elliott
- Christy Everett
- Chris Hennigan
- Kimberly Hardee
- Bo Ives
- Sammy Johnson
- Al Jordan
- Josh Kay
- Eric Sanford



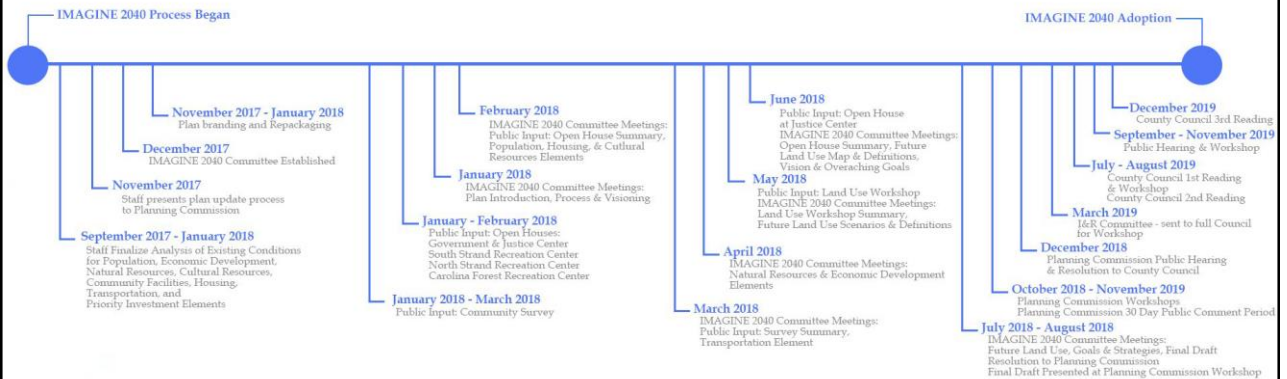
December 2017 – August 2018

Public Input Process



Your County. Your Voice. Our Future.

Timeline



Overarching Goals

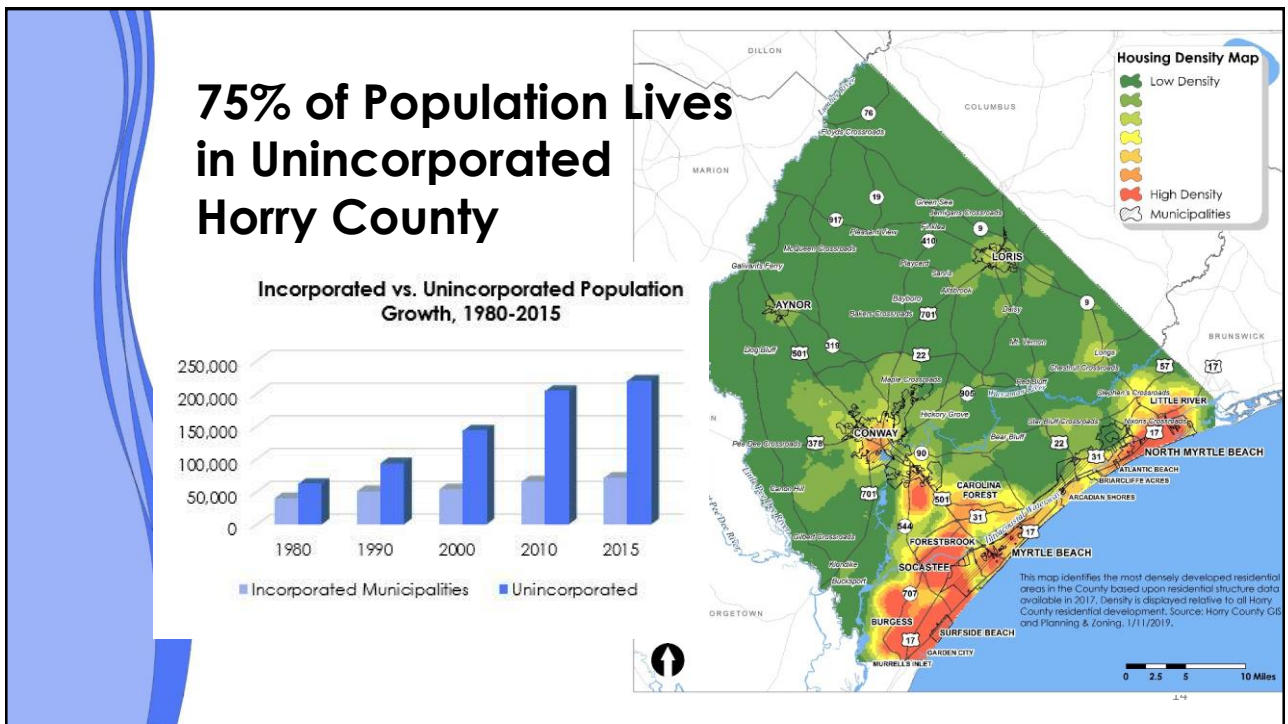
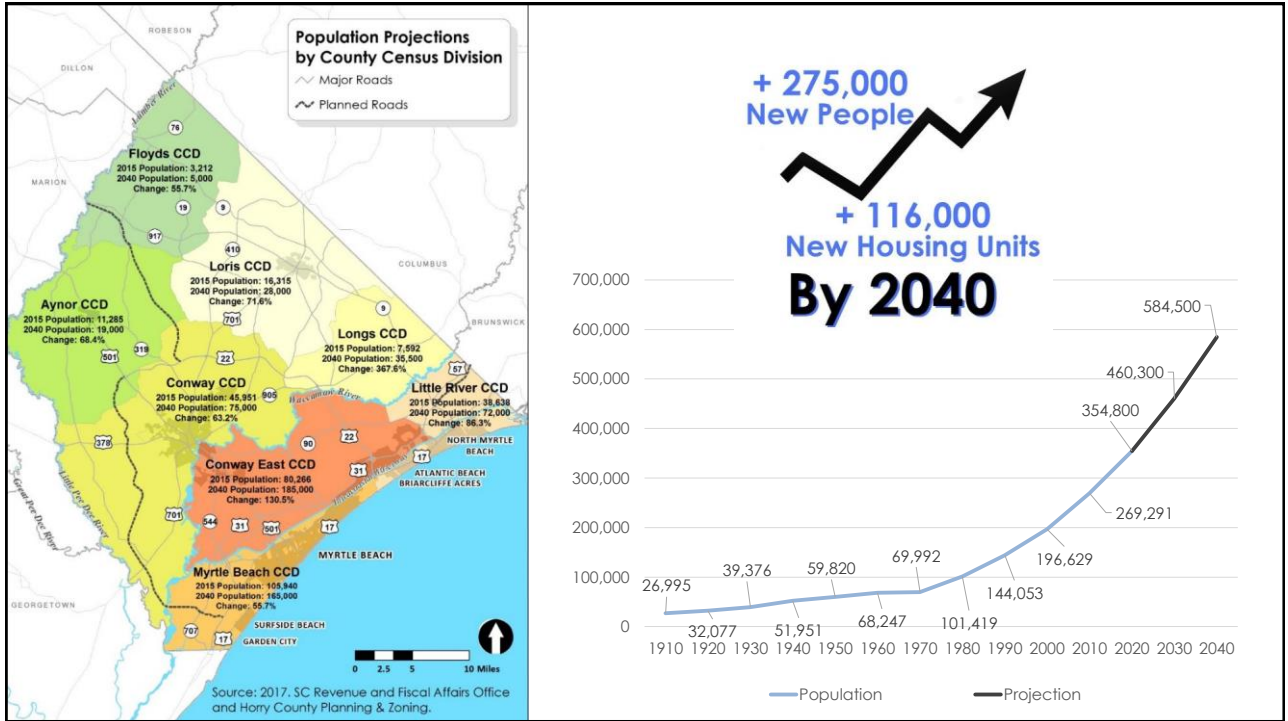
- Community Character
- Rural Preservation
- Revitalization, Redevelopment and Infill
- Healthy, Livable Communities
- Safe Communities
- Facilities and Services
- Mobility and Transportation
- Environmental Sustainability
- Economic Growth
- Community Engagement

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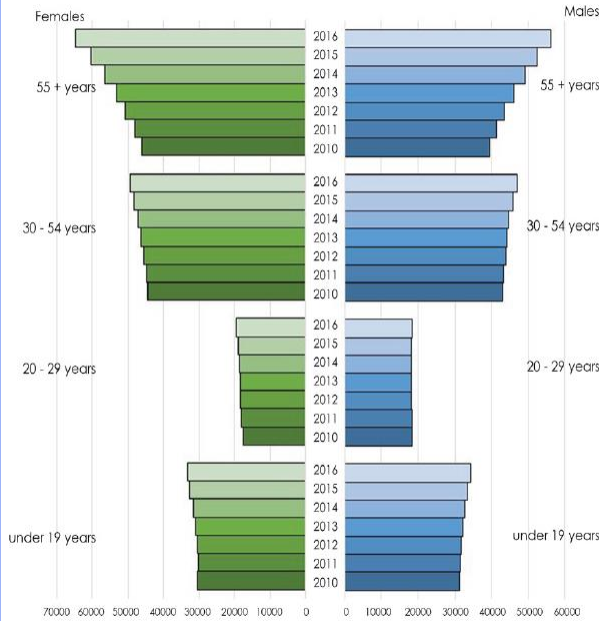
IMAGINE *2040* VISION STATEMENT

"Horry County will sustain and enhance the quality of life for our residents and visitors by fostering healthy and safe communities, preserving our natural assets and rural heritage, encouraging business growth and economic diversification, and providing services and public facilities that will protect and strengthen our future."

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Change in Age and Sex Composition from 2010 to 2016



Source: American Community Survey, 2010 - 2016

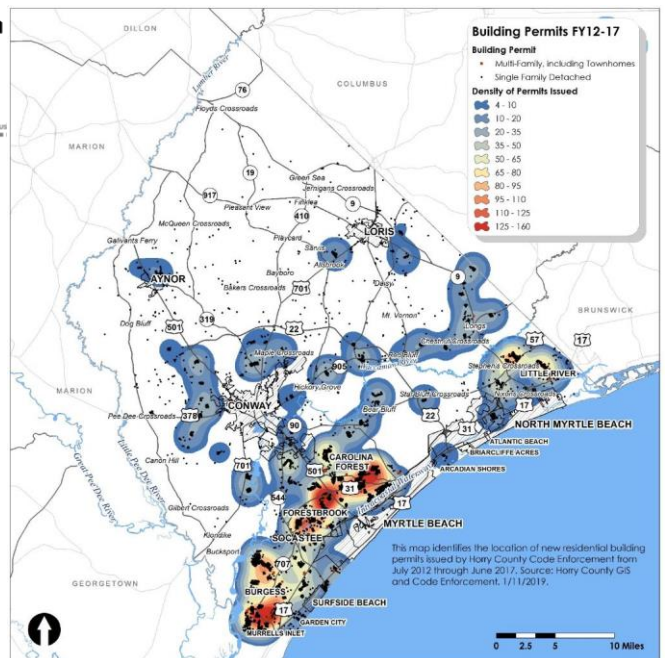
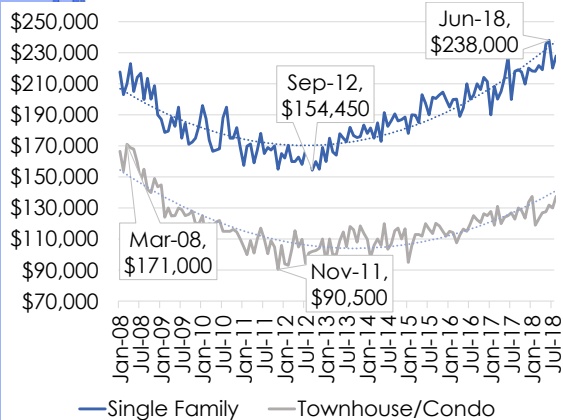
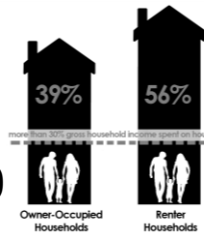


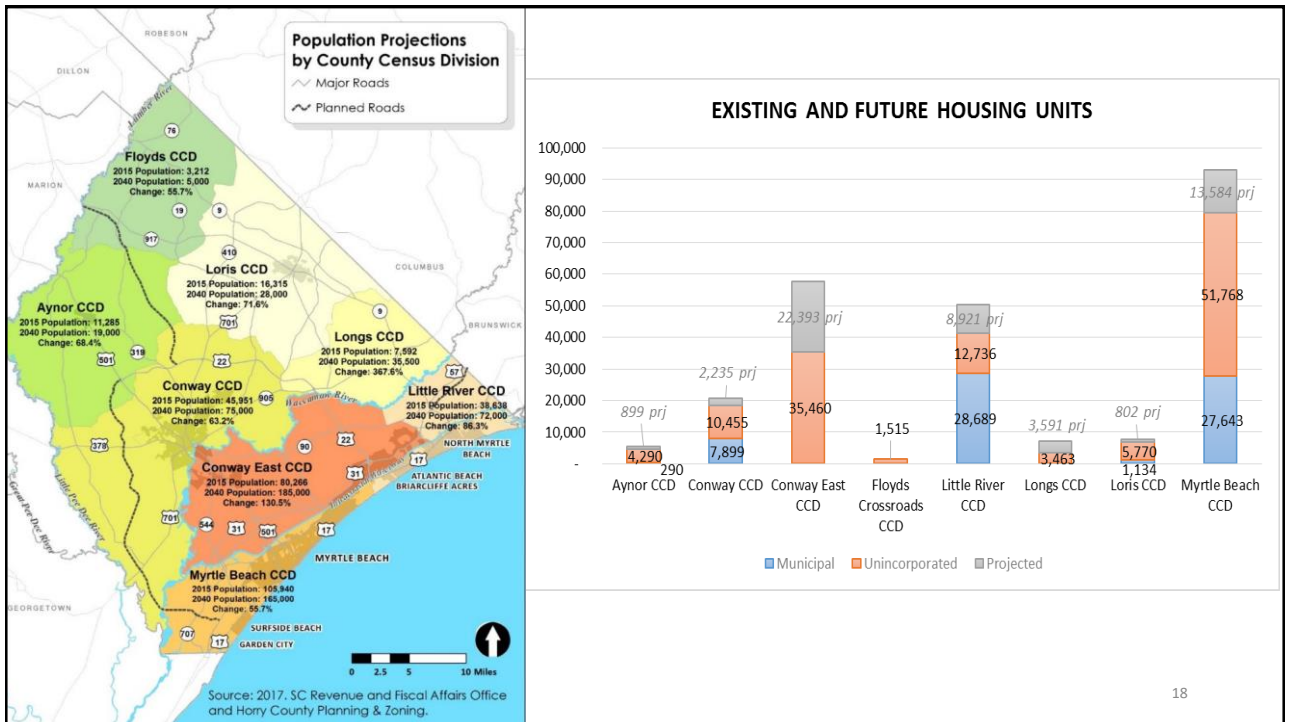
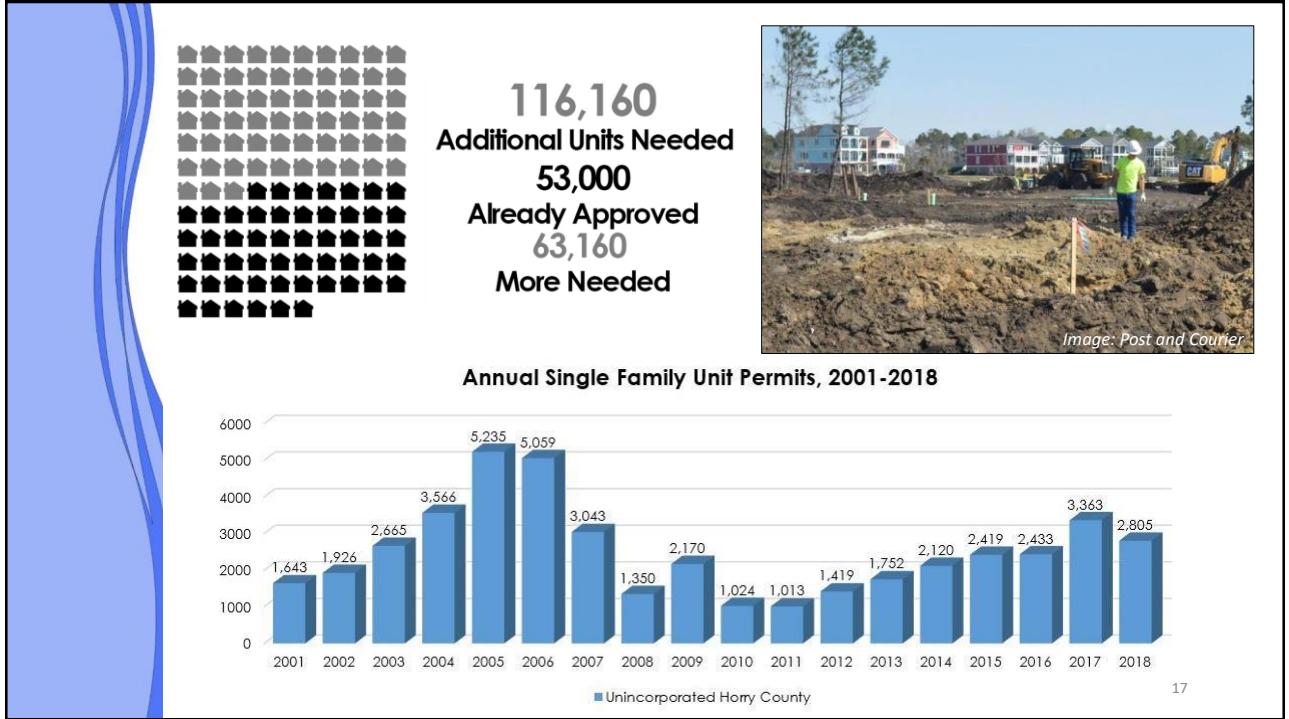
37% 55 or Older



15

Median Single Family Sales Price - \$238,000





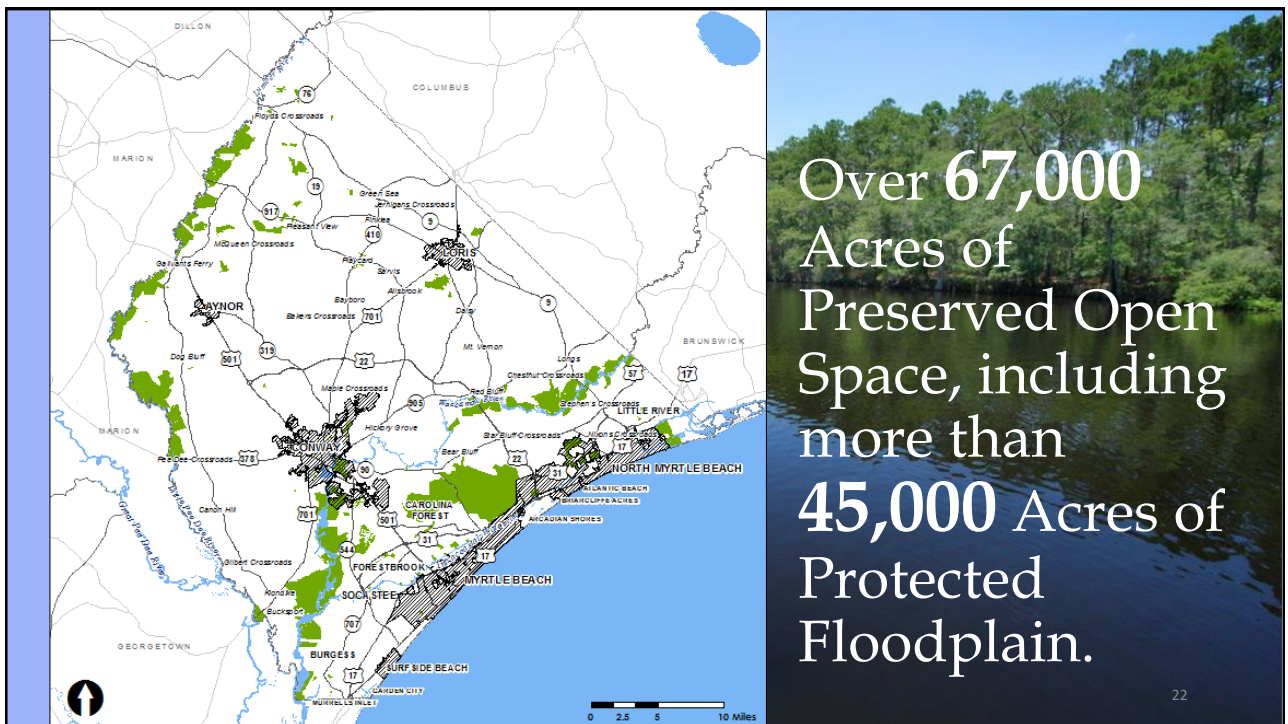
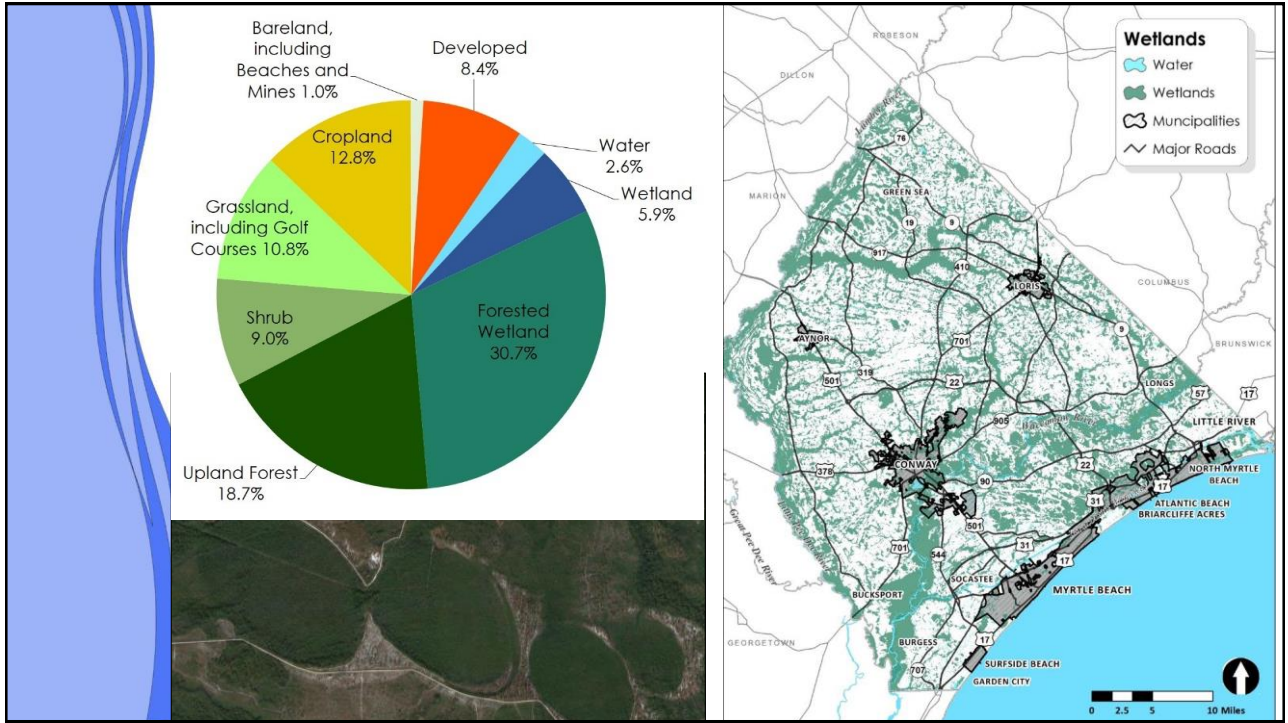


19



Images: WPDE and Robbie Bischoff

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Wildfire rolls across North Myrtle Beach

Fueled by dry vegetation and strong northwest winds, a wildfire that started Wednesday afternoon grew rapidly overnight and spread into residential areas of North Myrtle Beach, scorching 15,000 acres, destroying about 70 homes, and forcing more than 2,500 to flee.

WHAT HAPPENED

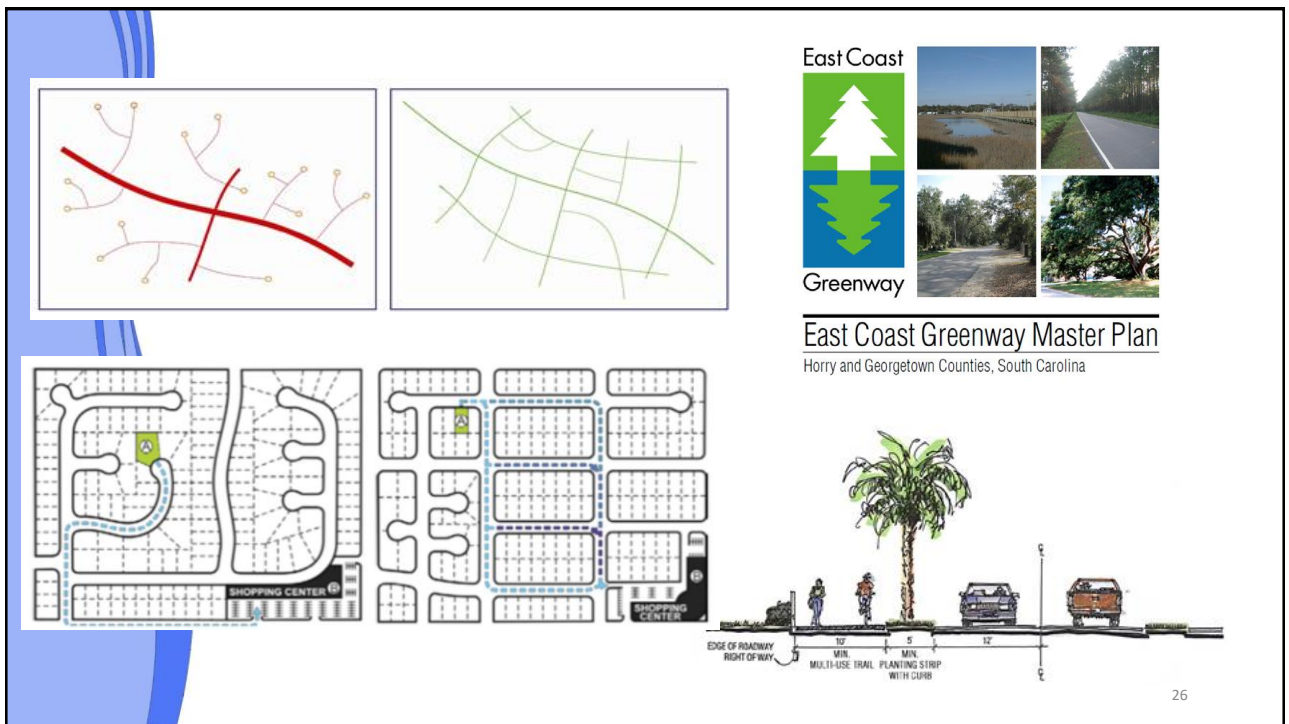
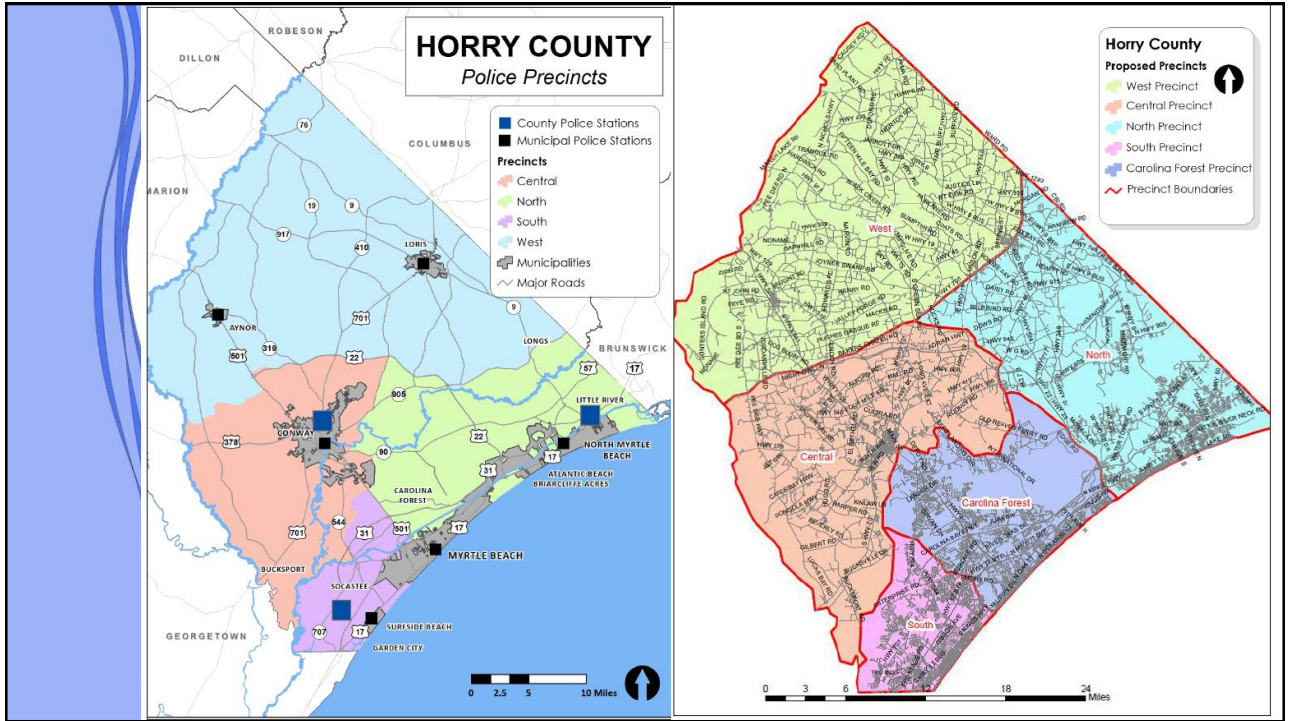
- Wednesday afternoon:** A wildfire grows out of control west of S.C. 22 and south of S.C. 90. Strong winds blow the flames eastward.
- Early Thursday:** The fire jumps across S.C. 22 and spreads south of Water Tower Road, burning dozens of homes in the Barefoot Resort and Pelican Bay communities.
- Thursday evening:** The blaze continues to threaten residential areas near S.C. 31 and S.C. 90 and remains partially out of control.

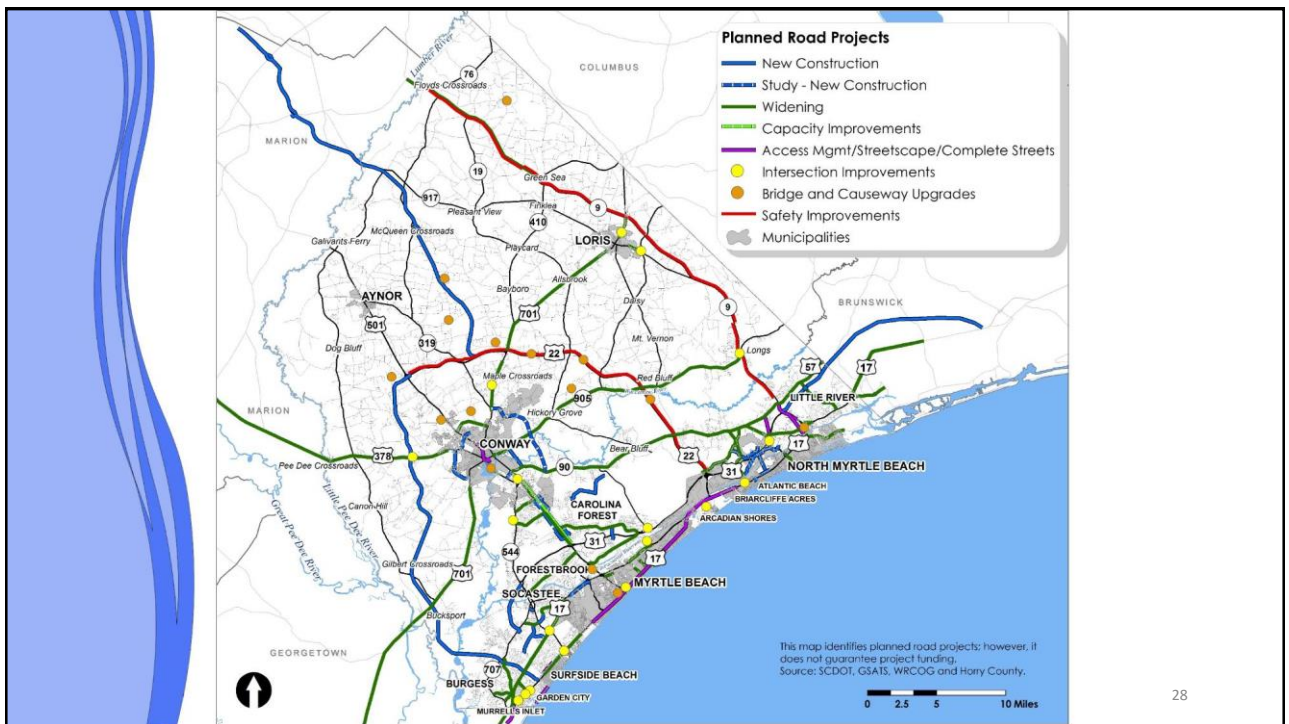
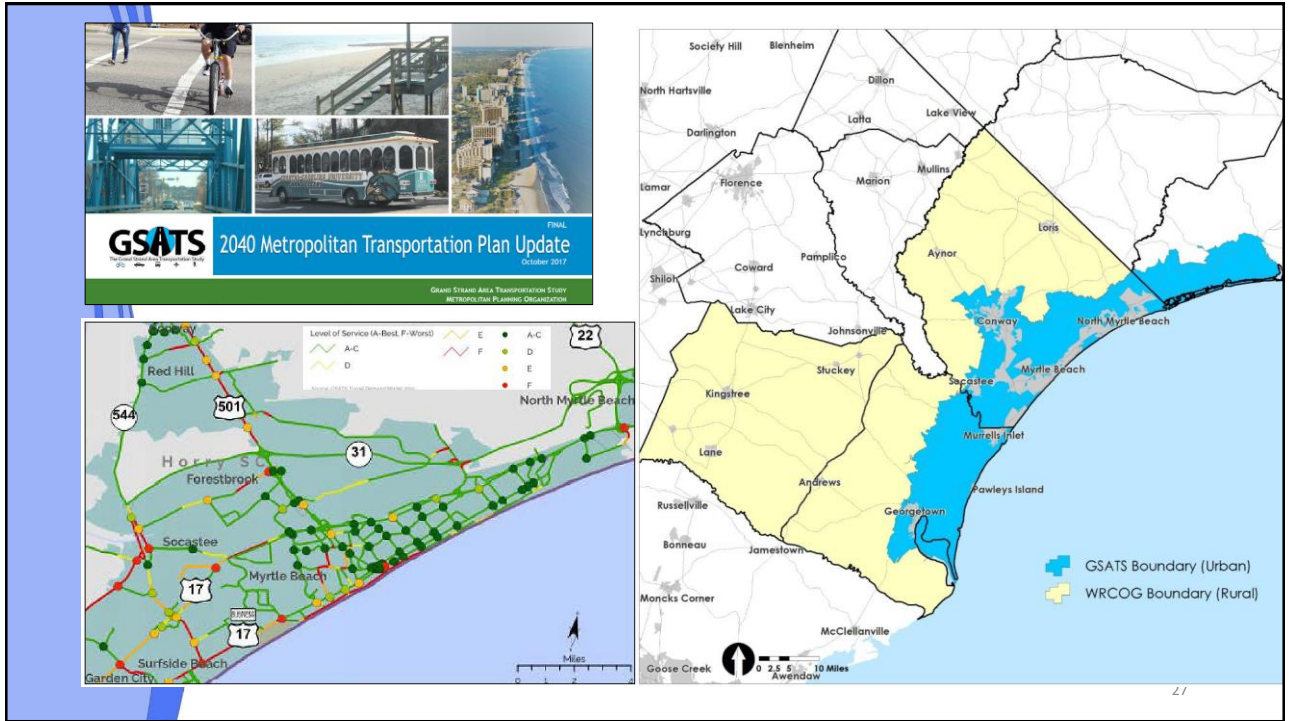
SOURCES: The (Myrtle Beach) Sun News and The Charlotte Observer STEVE LYTTLE - slyttle@charlotteobserver.com WM PITZER - bpitzer@charlotteobserver.com

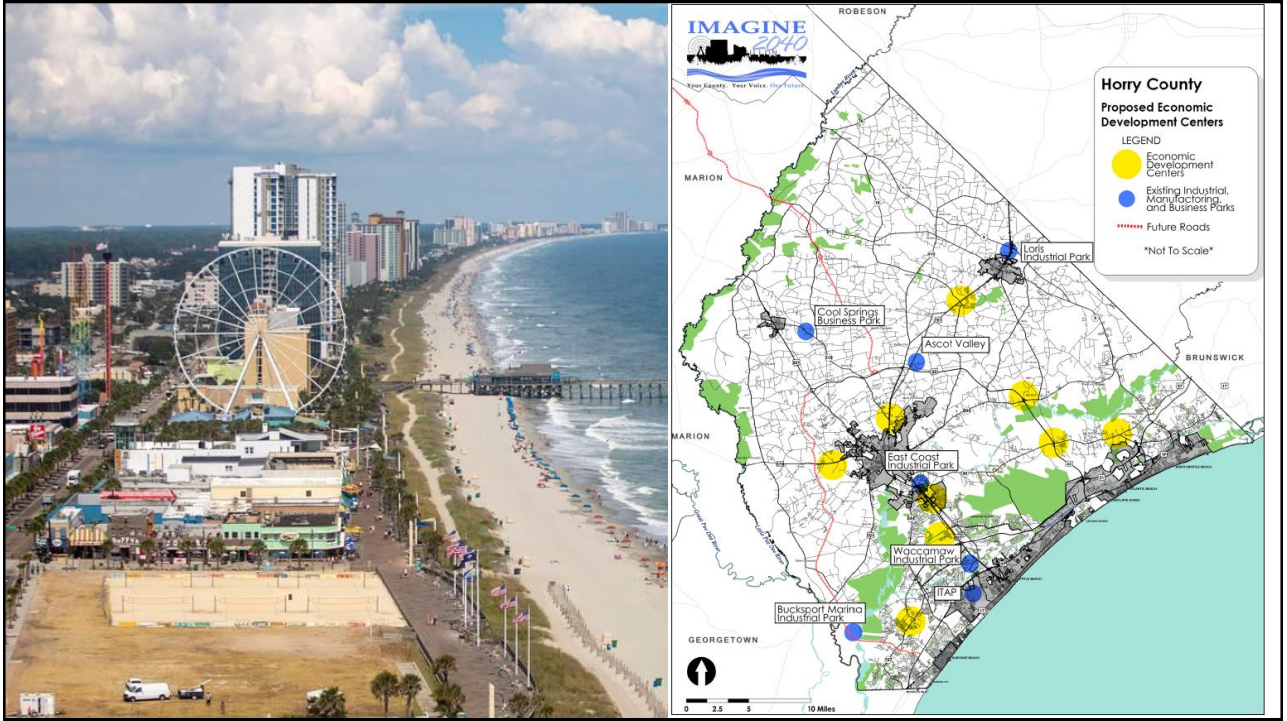
HORRY COUNTY Fire Rescue Coverage

Emergency Responses by Horry County Fire Rescue

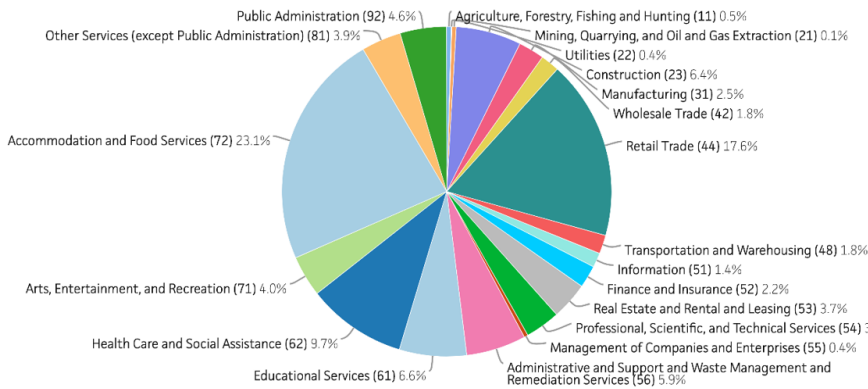
Year	Emergency Responses
2008	45,000
2009	45,000
2010	46,000
2011	48,000
2012	50,000
2013	52,000
2014	56,000
2015	59,000
2016	62,000
2017	64,000







Total Workers for Horry County, South Carolina by Industry



18.1%
of Horry County Residents
live below the Poverty Level

	Horry County	Richland County	Charleston County	Greenville County
Employers	8,629	8,918	13,321	12,909
Employed	107,915	161,532	202,114	224,915
Labor Force Participation (16+)	57.8%	63.6%	65.0%	63.7%
Annual Payroll (\$1,000)	\$ 3,239,373	\$ 6,923,076	\$ 8,776,547	\$ 9,941,011

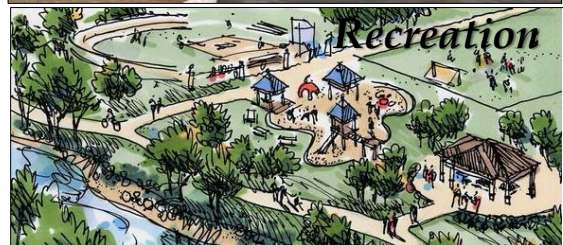
Priority Investments

- Recommends Capital Improvements to keep up with growth.
- Coincides with 5-year CIP.
- Includes projects that may not fit within current funding streams to be better prepared for grants, partnerships, and other funding opportunities as they become available.

Schools



Public Safety



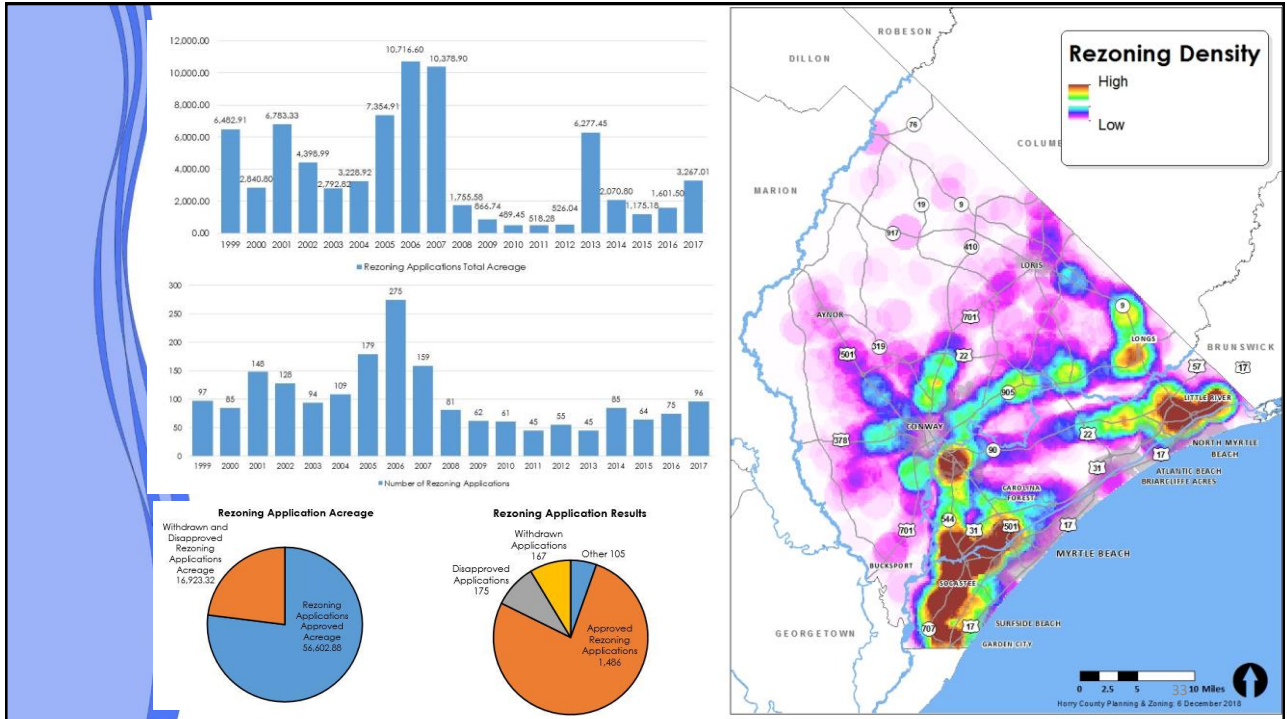
FUTURE Land Use Strategy



RURAL →

SUBURBAN →

URBAN



Overarching Goals

- Community Character
- Rural Preservation
- Revitalization, Redevelopment and Infill
- Healthy, Livable Communities
- Safe Communities
- Facilities and Services
- Mobility and Transportation
- Environmental Sustainability
- Economic Growth
- Community Engagement

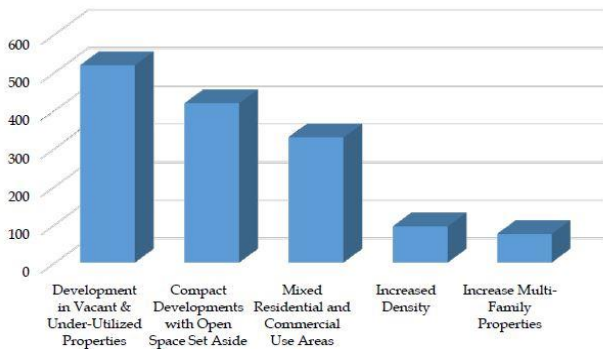
FUTURE *Land Use Strategy*

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FUTURE *Land Use Strategy*



Horry County's population is expected to grow by approximately 100,000 people by 2040. Knowing this information, how would you prefer to primarily accommodate future population growth?



36

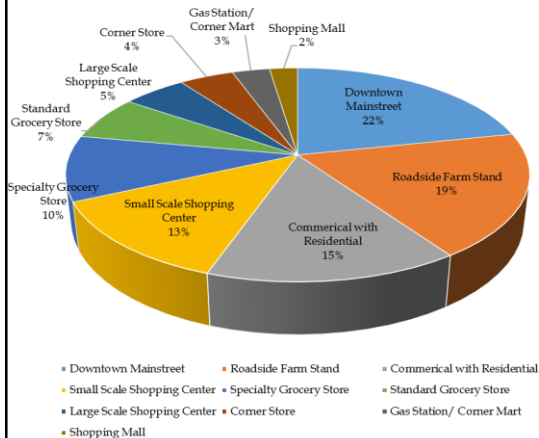
FUTURE Land Use Strategy

- Things they love the most about Horry County.
- Things they are most concerned about into the future.
- Where growth should be accommodated?
- What type of growth?
- Type of housing, commercial, and open spaces they want to see near them.
- What they amenities or services they would be more willing to pay for.
- What they would be willing to volunteer for.

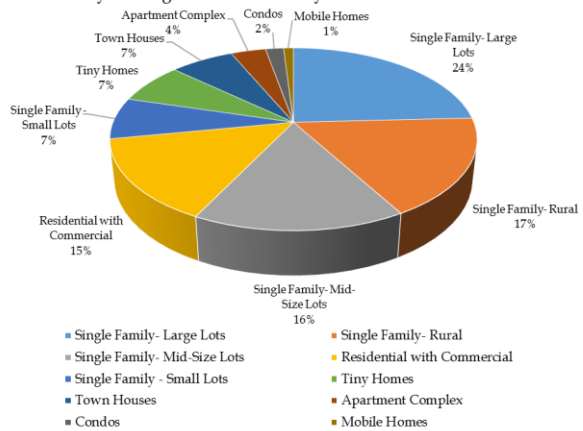
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FUTURE Land Use Strategy

What would you like the future commercial development near your home to look like?



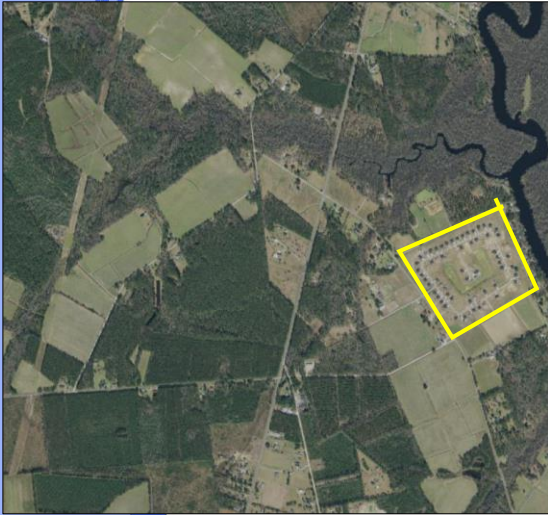
What would you like the future residential development in your neighborhood or near your home to look like?



Responses Varied by Location of Surveytaker

38

High Cost of Sprawl



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Density

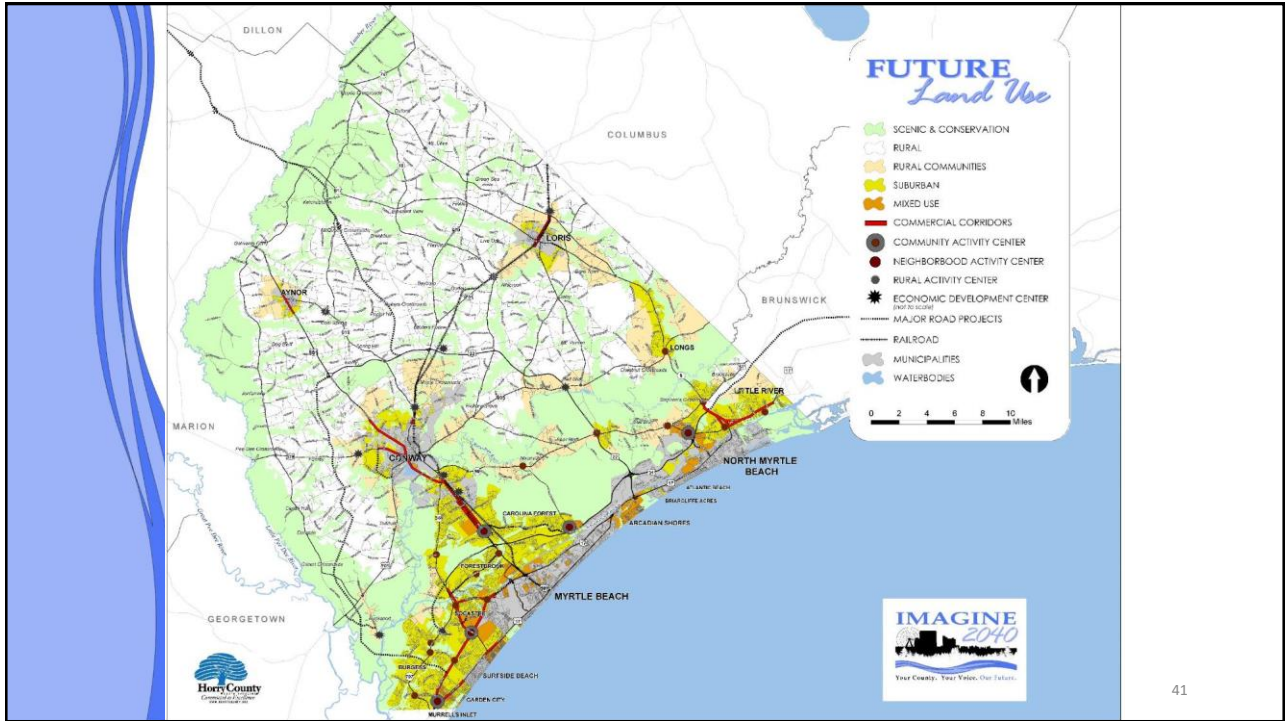


DENSITY CAN APPEAR DIFFERENTLY BASED UPON

- Lot size
- Housing Type
- Setbacks
- Height restrictions
- Landscape Buffer widths
- Open space requirements



Images courtesy
of Randall Arendt



Land Use

Suburban

LAND USE AND CHARACTER

Suburban areas include a mixture of housing types at suburban densities, providing a transition from low-density rural communities to more intense high-density urban environments. Major subdivisions should support healthy lifestyles through active recreation, open space, bicycle and pedestrian access, and walkable block lengths. Multi-family developments are encouraged near Neighborhood Activity Centers, within Community Activity Centers, and within unincorporated areas within municipalities where there is adequate road capacity and potential for public transit options. Neighborhood and regional commercial uses and services are encouraged at Activity Centers and within Mixed-Use areas. Smaller commercial uses and services are allowed along major arterial roadways if compatible with the community and the property is adequately sized to support the proposed use and development requirements.

DESIRED DEVELOPMENT PATTERN

Residential development should have a density between 3 - 7 units per gross acre within major subdivisions and as small as 6,000 sq ft for individual, single family lots. A mix of residential uses and densities is appropriate within neighborhoods; however, greater densities and commercial activities are encouraged near Neighborhood Activity Centers and within Community Activity Centers and Mixed-Use areas. Developments should support walkability and be designed around significant natural resources and account for natural hazards. Neighborhood commercial and services may also be located along major arterial roadways, along SCDOT business and bypass routes and along Commercial Corridors, provided that the property is adequately sized to support the proposed use and development requirements.

RECOMMENDED LAND USES

Primary Land Uses: Single-family detached houses, duplexes, townhomes.
Secondary Land Uses: Commercial uses, services, and professional offices, Multi-family development and condos.
Conditional Land Uses: Outdoor amusement and resort uses.

TRANSPORTATION

New residential development should support multi-modalism through walkable block lengths and an integrated road and pedestrian network. Upgrades to arterial and collector roads may be necessary based upon the scale of the development and any associated transportation plans for the area. Vehicular and pedestrian connectivity between adjacent developments and commercial areas is encouraged. Subdivisions should be designed to provide bicycle and pedestrian connectivity throughout, either through conventional sidewalks or through greenway and trail access.

POLICY GUIDANCE

1. Major, master planned developments are encouraged to minimize fragmented development patterns and support an internally and externally interconnected road and bicycle and pedestrian network, while also minimizing the need for multiple curb cuts along major arterial roadways. The road network should be developed in a gridded pattern or modified grid pattern with connectivity to adjacent neighborhoods and commercial uses to support walkability and healthy lifestyles.
2. Major, master planned development should provide a mixture of housing types and lot sizes.
4. Neighborhood open space should be interconnected when feasible, and recreational open space should be easily accessible to all residents.

5. The protection of mature tree canopy is encouraged within major subdivisions, on private residential lots, and within commercial developments.
6. Floodplains, wetlands, and water quality should be protected by using no adverse impact and low impact development practices.
7. Mitigation of open space may be utilized to support higher net densities through the use of MRD 2 and MRD 3, provided that multiple sustainable development standards also met.
8. Commercial uses, services, and professional offices may be appropriate at entranceways to major, master planned developments, along major arterial roadways, SCDOT business and bypass routes, and Commercial Corridors, provided that it fits within the character of the community, the property is appropriately sized to meet development requirements, is buffered from dissimilar uses, and addresses traffic concerns.
9. If outdoor amusement or resort uses are pursued, the impact on the surrounding communities should be evaluated. The property should be adequately sized to meet development requirements, substantially buffered from dissimilar uses, and address traffic, noise and nuisance concerns.





RELEVANT PLANS

Burgess Community Area Plan, Garden City Area Plan, Little River Neighborhood Plan, Northeast Area Transportation Plan.

EXAMPLE ZONING DISTRICTS OF SIMILAR CHARACTER

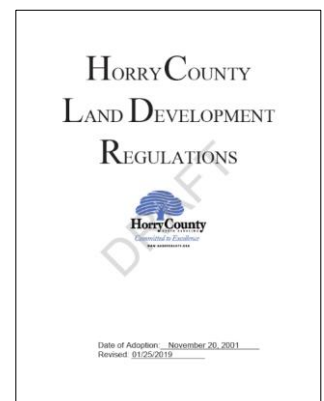
SP/MSF 6 - 14.5, MRD 2, MRD 3, PDD, TND, PR1, ME1

Land Use Definitions

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

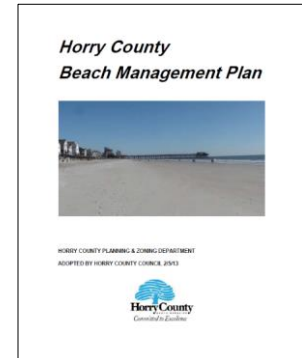
Implementation

- Updates to the Zoning Ordinance
- Revise the Rezoning Review Criteria
- Amend the Land Development Regulations
- Update Signage and Landscape Ordinances
- Update the Flood Prevention Ordinance
- Coordinate Capital Improvements with Growth
- Improve Government Efficiencies for New Businesses, Permitting, etc.
- Engage Public through Outreach and Communications



Implementation

- Comprehensive Road Improvement Plan
- Stormwater Capital Improvement Plan
- Flood Resiliency Plan
- Economic Development Plan
- Parks and Open Space Plan
- Greenways & Blueways Master Plan
- Beach Management Plan
- Historic Preservation Plan
- Updates to Existing Community Plans
- Development of Neighborhood and Area Plans



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Discussion

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Excerpt from the 2018 Comprehensive Planning Guide for Local Governments that was developed by the Municipal Association of South Carolina as a reference tool, detailing the SC Comprehensive Planning Enabling Act of 1994.

The Comprehensive Planning Process

This section deals with the work of the local planning commission as it develops a planning process to prepare and periodically revise the comprehensive plan. The 1994 Act retained the comprehensive plan as the essential first step in the planning process. The scope and substance of the comprehensive plan were expanded.

Planning Process

The planning commission must establish and maintain a planning process that will result in the systematic preparation and continual evaluation and updating of the elements of the comprehensive plan. S.C. Code § 6-29-510(A). Surveys and studies on which the planning elements are based must consider potential conflicts with other jurisdictions and the effect of any regional plans or issues. S.C. Code § 6-29-510(B).

The planning process for each comprehensive plan element must include but is not limited to the following items:

- 1. Inventory of existing conditions.** The inventory could include a description of existing conditions as they relate to the particular planning element under consideration.
- 2. A statement of needs and goals.** A vision statement establishes where the community wants to go. It should include long- and short-range goals for achieving the vision. It is important to involve the community in identifying needs and goals to create community support for the plan and minimize future objections to specific programs. When preparing or updating plan elements, the planning commission may appoint advisory committees with membership from the planning commission, neighborhoods or other groups, and individuals in the community. If the local government maintains a list of groups that have registered an interest in being informed of proceedings, it must mail meeting notices relating to the planning process to them.
- 3. Implementation strategies with time frames.** Implementation strategies for each element should include specific objectives, steps and strategies for accomplishing the objectives. The strategies should specify time frames for actions and persons or organizations who will take the actions.

Comprehensive Plan Elements

There should be broad-based citizen participation for developing of comprehensive plan elements. An element must address all relevant factors listed in the 1994 Act; however, the Act does not dictate how extensively they must be covered. The extent should be based on community needs. The plan must include at least the following elements. S.C. Code § 6-29-510(D).

1. Population element. The population element includes information related to historic trends and projections; the number, size and characteristics of households; educational levels and trends; income characteristics and trends; race; sex; age; and other information relevant to a clear understanding of how the population affects the existing situation and future potential of the area.

2. Economic development element. The economic element includes historic trends and projections on the numbers and characteristics of the labor force, where the people who live in the community work, where people who work in the community reside, available employment characteristics and trends, an economic base analysis and any other matters affecting the local economy. Tourism, manufacturing and revitalization efforts may be appropriate factors to consider.

3. Natural resources element. This element could include information on coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, unique park and recreation areas, unique scenic views and sites, wetlands and soil types. This element could also include information on flood plain and flood way areas, mineral deposits, air quality and any other matter related to the natural environment of the area.

If there is a separate community board addressing any aspects of this element, that board may be made responsible for preparing this element. The planning commission could incorporate the element into the local comprehensive plan by reference. S.C. Code § 6-29-510 (D)(3).

4. Cultural resources element. This element could include historic buildings and structures, unique commercial or residential areas, unique natural or scenic resources, archeological sites, educational, religious or entertainment areas or institutions, and any other feature or facility relating to the cultural aspects of the community. As with the natural resources element, a separate board may prepare this element. The planning commission can incorporate the work of a separate board into the comprehensive plan by reference.

5. Community facilities element. This element includes many activities essential to the growth, development or redevelopment of the community. The commission should give separate consideration to the following plans:

- a. water supply, treatment and distribution plan;
- b. sewage system and wastewater treatment plan;
- c. solid waste collection and disposal plan;
- d. fire protection plan;
- e. emergency medical services plan;
- f. plan for any necessary expansion of general government facilities (e.g., administrative, court or other facilities);
- g. plan for educational facilities; and
- h. plan for libraries and other cultural facilities.

Preparing of the community facilities element may require involving special purpose district boards and other governmental and quasi-governmental entities such as the library board, historic preservation society and public utilities board.

Note: *The local government must adopt the community facilities element before adopting subdivision or other land development regulations. S.C. Code § 6-29-1130(A).*

6. Housing element. This element includes an analysis of existing housing by location, type, age, condition, owner and renter occupancy, affordability, and projections of housing needs to accommodate existing and future population as identified in the population and economic elements. The housing element requires an analysis of local regulations to determine if there are regulations that may hinder development of affordable housing. It includes an analysis of market-based incentives that may be made available to encourage the development of affordable housing. Incentives may include density bonuses, design flexibility and a streamlined permitting process.

7. Land use element. This element deals with the development characteristics of the land. It considers existing and future land use by categories including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped land. This element is influenced by all previously described plan elements. The findings, projections and conclusions from each of the previous six elements will influence the amount of land needed for various uses.

Note: *A 2007 amendment to the **Comprehensive Planning Act** entitled the “South Carolina Priority Investment Act” amended the housing element. S.C. Code § 6-29-510(D)*

Note: *The local government must adopt the land use element before adopting a zoning ordinance. S.C. Code § 6-29-720 (A).*

Note: *A 2007 amendment to the **Comprehensive Planning Act** entitled the “South Carolina Priority Investment Act” added two new elements – transportation and priority investment. S.C. Code § 6-29-510(D); 6-29-720(C); 6-29-1110; 6-29-1130(A)*

8. Transportation element. This element was originally included in the community facilities element. The transportation element considers transportation facilities including major road improvements, new road construction, and pedestrian and bicycle projects. This element must be developed in coordination with the land use element to ensure transportation efficiency for existing and planned development.

9. Priority investment element. This element requires an analysis of projected federal, state and local funds available for public infrastructure and facilities during the next 10 years and recommends the projects for those funds. These recommendations must be coordinated with adjacent and relevant jurisdictions and agencies (counties, other municipalities, school districts, public and private utilities, transportation agencies, and any other public group that may be affected by the projects). Coordination simply means

written notification by the local planning commission or its staff to those groups of proposed projects and opportunities to provide comment.

Comprehensive Plan

The required nine planning elements plus any other element determined to be needed in the local community, whether done as a package or in separate increments, together comprise the comprehensive plan. All planning elements represent the planning commission's recommendations to the local governing body regarding wise and efficient use of public funds, future growth, development, redevelopment and the fiscal impact of the planning elements on property owners. S.C. Code § 6-29-510(E).

The planning commission must review and consider, and may recommend by reference, plans prepared by other agencies which in the opinion of the planning commission meet the requirements of the 1994 Act. S.C. Code § 6-29-520(C).

Periodic Revision Required

The planning commission must review the comprehensive plan or particular elements of the comprehensive plan as often as necessary. Changes in the growth or direction of development taking place in the community dictate when a review is necessary. Economic setbacks resulting in an unanticipated loss of jobs could also trigger a need to re-evaluate the comprehensive plan. As the plan or elements are revised, it is important to amend the capital improvements program and any ordinances based on the plan to conform to the most current comprehensive plan. S.C. Code § 6-29-510(E) requires the following plan updates:

1. The planning commission must re-evaluate the comprehensive plan elements at least every **five years**. There is no requirement to rezone the entire city or county at one time. The land use element could be reviewed and updated in stages or by neighborhoods. See *Momeier v. John McAlister, Inc.*, 231 S.C. 526, 99 S.E.2d 177 (1957).
2. The comprehensive plan, including all the elements of the plan, must be updated at least every **10 years**. The planning commission must prepare and recommend a new plan and the governing body must adopt a new comprehensive plan every 10 years.

Procedure for Adopting Plan or Amendments

When the plan, any element, amendment, extension or addition is completed, the following steps must be taken in accord with S.C. Code § 6-29-520 and § 6-29-530.

1. **Resolution.** By affirmative vote of at least a majority of the entire membership, the planning commission must adopt a resolution recommending the plan or element to the governing body for adoption. The resolution must refer explicitly to maps and other descriptive material intended by the commission to form the recommended plan.
2. **Minutes.** The resolution must be recorded in the planning commission's official minutes.

3. **Recommendation.** A copy of the recommended comprehensive plan or element must be sent to the local governing body being requested to adopt the plan. In addition, a copy must be sent to all other legislative or administrative agencies affected by the plan.

4. **Hearing.** Before adopting the recommended plan, the governing body must hold a public hearing after publishing at least 30 days notice of the time and place of the hearing in a general circulation newspaper in the community. See Notice Form in Appendix G.

5. **Ordinance.** The governing body must adopt the comprehensive plan or element by ordinance. S.C. Code § 6-29-530. The governing body cannot approve the plan on final reading of the ordinance until the planning commission has recommended the plan. *McClanahan v. Richland County Council*, 350 S.C. 433, 567 S.E.2d 240(2002).

PLANNING FOR GROWTH EVALUATION FORM

1. How would you best characterize your affiliation? (Please choose one)

- Elected/Appointed Official Concerned Citizen Media
 Government Staff Community Group Development
 University/College Non-profit Group Other _____

2. Participating in this event was a good use of my time (Check one):

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

3. How much did this program increase your knowledge of comprehensive planning in Horry County? (Check one):

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

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

5. Did you learn something that you will apply in your work or personal life? (Check one):

- Yes No Maybe Prefer Not to Answer/Not Applicable

6. Please describe your feelings about the following:

- | | | | | | |
|----------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Content | Too Basic | | Just Right | | Too Detailed |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
-

8. What would have made this program more valuable and/or enjoyable?

9. What other types of information, trainings, or workshops would be valuable to you?

Additional Comments: