WHAT IS A DEVELOPMENT OF REGIONAL SIGNIFICANCE?

Developments of regional significance are types of land developments that will generate over 5,000 average daily trips (ADT). Developments of regional significance may include development such as subdivisions, multi-family projects, shopping centers or malls, office complexes, and industrial parks, etc.

SKETCH/MASTER PLAN RECOMMENDED

Before submitting a site plan for a development of regional significance, it is useful for the developer or his agent to submit a **sketch/master plan** of the proposed development. The purpose of the sketch/master plan is to permit planning staff to review the proposed development before significant project expenditures are incurred.

Submittal requirements for a sketch/master plan are given in Article 3 of the **Horry County Land Development Regulations.** Staff typically reviews sketch/master plans within 15 business days of submittal.

SUBMITTAL REQURIEMENTS

Developments of regional significance can only be approved by the Horry County Planning Commission and must be constructed to meet **major development** standards.

A site plan is required for project review. Site plan content requirements are specified in Article 2 of the **Horry County Land Development Regulations.**

In addition to the meeting major development standards and the submittal requirements of Article 2, the Planning Commission may require that a **traffic study** be prepared.

Refer to Article 7 of the **Horry County Land Development Regulations** for further information on the specific requirements for a traffic study.

REVIEW - APPROVAL PROCESS

Upon submission of a development of regional significance, the Planning Commission will review the proposal at its regularly scheduled Technical Review Committee meeting.

Before this meeting, Planning Department staff will evaluate the plan to ensure it has met the technical requirements of the **Horry County Land Development Regulations.** In addition to Planning Department review, other applicable county departments such as Building/Code Enforcement, Engineering, Stormwater, and Zoning will also evaluate the plan. The applicant is responsible for coordinating review with the applicable utility agencies.

Based upon departmental review of the proposed plans, a recommendation will be provided to the Planning Commission. The Planning Commission may 1) approve the plan., 2) conditionally approve the plan., 3) defer action on the plan and request that addition information be provided, or 4) disapprove the plan.

Once the site plan for the development of regional significance is approved, the development may proceed forward with construction provided all applicable regulatory or construction permits have been obtained. Refer to Article 3 of the **Horry County Land Development Regulations** for a list of applicable permits.

If individual lots will be created within the development of regional significance, a preliminary plan and final plat will need to be approved by the Planning Commission. Refer to Article 2 and 3 of the **Horry County Land Development Regulations** for additional information on preliminary plans and final plats. Additional information is also available in the **"Major Development"** brochure.

ACCESS REQUIREMENTS

Dedicated vehicular access to each development area within the proposed development of regional significance must be provided. The type of access will depend on the type of development that is proposed.

Developments that will not create individual freestanding parcels for lease or sale generally must provide access that is paved and a minimum of 22 to 24 feet in width. These types of accesses will not be inspected by Horry County.

Developments that may create individual freestanding parcels for lease or sale may provided access by either an ingress/egress easement or a public or private roadway

Refer to Article 4 of the **Horry County Land Development Regulations** for specific construction and improvement requirements for these types of accesses.

GENERAL INFORMATION

This brochure is a brief summary describing "Developments of Regional Significance." For more information on these types of developments, refer to the **Horry County Land Development Regulations**.
Copies may be obtained from the Horry County Planning Department or the Horry County Planning Department webpage on the Horry County Government website at www.horrycounty.org

Additional brochures addressing other subjects are available.

WHAT ELSE WILL I NEED?

The following county departments and state or federal agencies may have criteria regarding developments of regional significance. Contact the Horry County Planning Department to determine which may apply to your proposed development.

Horry County Engineering & Stormwater Department - (843) 365-2097
Horry County Zoning Department – (843) 915-5490
Horry County Code Enforcement Department - (843) 915-5090
SC Department of Transportation – (843) 365-2130
SC Department of Health & Environmental
Control (DHEC) – (843) 248-1506
SC DHEC – Office of Coastal Resource
Management (OCRM) – (843) 626-7217
US Army Corps of Engineers – (843) 365-4239
Applicable local utility suppliers

DEVELOPMENTS OF REGIONAL SIGNIFICANCE

IN HORRY COUNTY

Prepared by the
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