WHAT IS A MINOR DEVELOPMENT?

Minor developments are types of land developments that involve the subdivision of property into ten (10) or fewer parcels from the original parent tract over a ten-year period. Minor developments may also include lease/ rental manufactured home developments that contain 20 or fewer lots or rental/lease group developments that contain ten or fewer lots/units. Commercial, industrial, and office developments that produce between 1,000 and 5,000 average daily trips (ADT) are also considered minor developments.

REVIEW PROCEDURES

Minor developments are reviewed by the Horry County Planning Department. The Planning Department has up to 15 business days to review minor development plans/plats.

If subdivision of a property is proposed, the plat must be approved by the Planning Department before it is submitted for recordation at the **Horry County Register of Deeds Office**.

Any required revisions to the submitted plat must be returned to the Planning Department within six months. Failure to do so will require the applicant to re-apply for minor development review.

Approved plats must be recorded within 120 days of the date of final approval. If the plat is not recorded within 120 days, the Planning Department approval becomes void.

ACCESS REQUIREMENTS

Minor developments may be accessed by one of the following methods:

1. **Shared private driveway.** This type of access is limited to development containing five (5) or fewer lots. Minor commercial developments are not permitted to use this type of access.
2. **Ingress/egress easement.** This type of access may be used in a minor commercial development that does not exceed 10 leased or sold lots. The access must comply with the design and improvement standards of a major development, however, may be within a platted easement.
3. **Public or private roadway.** This type of access is required in any minor development containing six (6) to ten (10) lots or when roads are to be dedicated to Horry County.

Refer to Articles 3 and 4 of the **Horry County Land Development Regulations** for improvement requirements for each type of access. In addition to the improvement requirements, all access shall comply with "access management' standards of Article 7 of the **Horry County Land Development Regulations**.

REGULATORY PERMITS & LETTER OF CERTIFICATION

The following letters of certification shall be provided, as applicable, with minor development review:

1. **Water Availability.** The applicable public utility shall certify that water is available to the development, or the current property owner must sign the "Certificate of Non-evaluation."
2. **Sewer Availability:** The applicable public utility shall certify that public sewer is available to the development, or SCDHEC must certify that the property is approved for septic systems, or the current property owner must sign the "Certificate of Non-evaluation."
3. **Access:** The applicable agency (SCDOT or Horry County) shall issue an encroachment permit authorizing access to the development. No encroachment permit will be required when the proposed development creates residential lots greater than 50 feet in width, or commercial lots greater than 64 feet in width.
4. **Wetlands:** If any wetlands are shown on a plat, a letter from the US Army Corps of Engineers verifying their location and the plat that shows such wetlands must be provided to the Planning Department.

The Planning Department cannot approve proposed minor developments without all applicable letters of certification.

GENERAL INFORMATION

This brochure is a brief summary describing "Minor Developments." Refer to the **Horry County Land Development Regulations** for additional information.

Copies may be obtained from the Horry County Planning Department or on the Planning Department web page of 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 minor developments. 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

MINOR DEVELOPMENTS

IN HORRY COUNTY

Prepared by the
Horry County Planning Department

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