WHAT IS A GROUP DEVELOPMENT?

Group developments are types of land developments that generally do not involve the creation of individual lots. In general, group developments involve one of the following types of construction:

- Multi-family projects consisting of rental or lease units built to house two or more families;
- Office complexes where multiple units are located in a single structure or on a commonly owned and maintained parcel;
- Commercial complexes; or
- Industrial parks.

Group developments are also classified as either a major or minor development. Refer to the brochures on **"Minor Developments"** and **"Major Developments"** for additional information.

Review - Approval Process

Group developments generating more than 5,000 average daily traffic trips (ADT) as well as all apartment, condominium, or townhouse developments consisting of 10 or more lots/units require the review and approval of the Horry County Planning Commission.

Group developments generating less than 5,000 ADT or containing 10 or fewer lots/units are reviewed by the Horry County Planning Department for compliance with the **Horry County Land Development Regulations**.

Refer to Articles 2 and 3 of the **Horry County Land Development Regulations** for submittal requirements and review procedures for group developments.

PHASING PLANS & PLATS

Group developments are usually constructed in phases. **Phasing plans** are reviewed and approved by the Planning Department.

Recordation of a **phasing plat** is sometimes required for construction financing or legal purposes. If necessary, a phasing plat for each phase or for the entire project may be recorded upon approval of the Planning Department.

Each phasing plat must conform to the approved development phase plan and must meet the standards of a platting action as defined in Article 3 of the **Horry County Land Development Regulations**. The plat shall contain the following:

1. The corresponding phase number.
2. The metes, bounds, and dimensions of the phase.
3. Signature and seal of a licensed South Carolina land surveyor.
4. The name of the approved project shown on the plat.
5. The date of PC approval of the project.
6. The statement, "The creation of this parcel(s) is to facilitate building development. The phase lines shown on this plat are in accordance with an approved phasing plan".

Additionally, the initial phasing plat submitted for a group development shall include easements accessing all remaining phases.

CLOSING PLATS

A **closing plat** is recorded once construction within a group development phase is complete. The purpose of a closing plat is to convey all common property into a homeowners association or property owners association or it may be needed for financial purposes.

Closing plats must meet the standards of a platting action as defined in Article 3 of the **Horry County Land Development Regulations.** The plat must clearly state it is a closing plat and include the following:

1. The project name & phase.
2. Reference the recorded phasing plat or plats by plat book and page.
3. The date of the PC approval for the project.
4. Any common lot lines to be deleted from previously recorded phasing plats.
5. A note stating that the common lot lines are to be "deleted upon recording of the plat".
6. All existing buildings must be shown on the plat.
7. A statement verifying ownership and maintenance of the property.

GENERAL INFORMATION

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

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**.

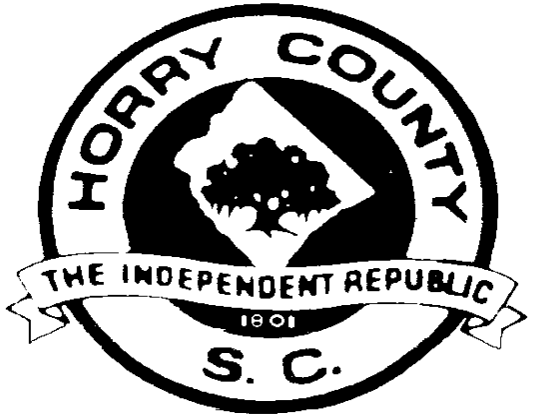
Additional brochures addressing other subjects are available.

WHAT ELSE WILL I NEED?

The following county departments and state or federal agencies may have criteria regarding group 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

GROUP DEVELOPMENTS



IN HORRY COUNTY

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