WHAT IS A MAJOR DEVELOPMENT?

Major developments are types of land developments generally involving the creation of 10 or more lots or units for sale or lease/rental. However, there are different types of development that do not involve the creation of lots or units that are considered a major development. These types of development include:

- The creation or extension of any new public street;
- The creation of a private street greater than 1800 feet long;
- Group developments such as apartments, condominiums, or townhouse complexes;
- Any commercial, industrial, or office land development or development of regional significance, on a single tract or parcel of land, that will produce 5,000 or more average daily trips (ADT); or
- Any portion of a Planned Development District (PDD).

SUBMITTAL REQUIRMENTS

A major development submission generally includes three review/approval steps – 1) Master/Sketch Plan, 2) Preliminary Plan, and 3) Final Plat. Specific submittal requirements for each step are defined in Articles 2 and 3 of the **Horry County Land Development Regulations.**

Below is a brief description of each step.

Sketch/Master Plans. Sketch/Master Plans provide staff the opportunity to evaluate a proposed development plan before significant project expenditures occur. Sketch/Master Plans **are** required for any **multiple phase** major development. Sketch/Master Plans are not required for major developments that will be built in one phase or for a planned development district (PDD); however, they are encouraged.

Preliminary plan. This step is the beginning of the development process. A preliminary plan is reviewed and approved by the Planning Commission and generally involves the services of a South Carolina licensed professional engineer, land planner or surveyor.

The professional engineer is responsible for designing the roads, drainage, and water/sewer systems within the project. The construction and design plans are required at the time of plan submission and must be signed and sealed by the professional engineer. Refer to Articles 3 and 4 of the **Horry County Land Development Regulations** for submittal requirements.

A lot layout or plat is also required with a preliminary plan submittal. A land planner or surveyor generally prepares the plan. Refer to Article 3 of the **Horry County Land Development Regulations** for submittal requirements.
Final plans/plats are the final step in the development process and are reviewed and approved by the Planning Department. The plat must be prepared by a South Carolina licensed land surveyor. The final plat must comply with the approval conditions of the preliminary plat. Once approved, a letter is issued allowing the developer to obtain building permits

A final plat may be recorded before full installation of required project infrastructure. To do so, a financial guarantee must be posted with Horry County. Horry County will not accept 'bonds' as a financial guarantee. Refer to Articles 3 and 5 of the **Horry County Land Development Regulations**. For final plat and financial guarantee requirements.

REVIEW –APPROVAL PROCESS

The **Horry County Planning Commission** reviews and approves major developments at its regularly scheduled Technical Review Committee (TRC) meeting.

Proposed major developments must meet the published submittal deadlines in order to be placed on the Planning Commission agenda. The process for preliminary plan review and approval takes approximately 45 days.

Before the TRC meeting, the Planning Department, and other applicable county departments such as Building/Code Enforcement, Engineering, Stormwater, and Zoning will evaluate the plan to ensure that it has met the technical requirements of the **Horry County Land Development Regulations** and other applicable county ordinances.

Based upon staff's review of the plan, 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.
4. Disapprove the plan.

Construction may begin once the plan has received approval provided all applicable regulatory and construction permits have been obtained. Refer to Article 3 of the **Horry County Land Development Regulations** for a list of applicable permits.

Approval does not authorize the developer to begin the sale of lots. Lots sales may begin once a final plat has been recorded. Refer to Articles 2, 3, and 5 for final plat recording and financial guarantee procedures.

GENERAL INFORMATION

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

Copies may be obtained from the Horry County Planning Department or the Horry County Planning Department web page on the Horry County Government website at www.horrycounty.org.

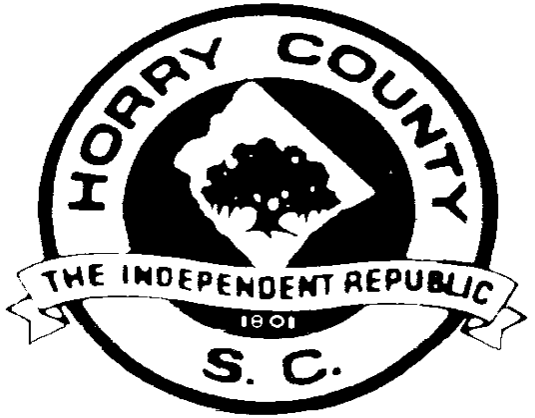
Additional brochures addressing other subjects are available.

WHAT ELSE WILL I NEED?

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

MAJOR DEVELOPMENTS



IN HORRY COUNTY

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