WHAT ARE COMMERCIAL & INDUSTRIAL DEVELOPMENTS?

Commercial or industrial developments may include stand-alone commercial, industrial, or office buildings, shopping centers, or commercial, industrial, and office parks/complexes.

Commercial or industrial developments may be located on single parcel of property where individual businesses lease tenant spaces or may be located on individual lots that are owned fee-simple.

REVIEW PROCESS

Before issuance of a building permit for a commercial or industrial building, a review of the proposed development site plan must occur.

Depending on the size of the proposed commercial or industrial development, the site plan is reviewed by either the Planning Department or Planning Commission.

a. Planning Department Review

The Horry County Planning Department reviews commercial and industrial developments that produce fewer than 5,000 average daily trips (ADT) or have fewer than 10 lots or units.

b. Planning Commission Review

The Horry County Planning Commission reviews all commercial or industrial developments that generate 5,000 or more average daily trips (ADT) or have more than 10 lots or units.

Site plan contents for commercial or industrial developments are described in Article 2 of the **Horry County Land Development Regulations** under the section titled "Group Developments and Developments of Regional Significance."

ACCESS REQUIREMENTS

Dedicated vehicular access to each development area within a commercial or industrial development is required. Such access may be provided by one of the following methods.

1. Via a public or private platted right-of-way. Such right-of-way shall be designed and constructed to accommodate the proposed and future development traffic. Improvement requirements are specified in Article 4 of the **Horry County Land Development Regulations.**
2. Via an access easement. The easement may be used as the means of ingress and egress to interior or exterior lots of commercial or industrial developments containing ten or fewer lots. The minimum width of the easement shall be fifty (50) feet. The easement shall be improved in the same manner as a public or private roadway. The easement cannot be dedicated to Horry County. Improvement requirements are described in Article 4 of the **Horry County Land Development Regulations.**

REGULATORY PERMITS

Depending on the size and location of a proposed commercial or industrial development it may be necessary to obtain permits from entities other than the Planning Department. The following permits may be required:

1. Water/sewer or on-site septic construction permit;
2. SCDOT or Horry County right-of-way encroachment permit;
3. SC Office of Coastal Resource Management (OCRM) or Horry County stormwater permits; and/or
4. US Army Corps of Engineers wetland delineation and/or fill permit.

GENERAL INFORMATION

This brochure is a brief summary describing "Commercial and Industrial Developments." 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 commercial or industrial development. 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

COMMERCIAL & INDUSTRIAL DEVELOPMENT

IN HORRY COUNTY

Prepared by the
Horry County Planning Department

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