

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: December 3, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Leigh Kane, Principal Planner
Cleared By: David Schwerd, Director of Planning
Regarding: Future Land Use Map Amendment for PIN 39600000001

ISSUE:

Should the Future Land Use Map of the Imagine 2040 Comprehensive Plan be amended from Scenic and Conservation to Suburban for PIN 39600000001?

PROPOSED ACTION:

Vote on Resolution regarding proposed change to the Comprehensive Plan.

BACKGROUND:

Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the Horry County Comprehensive Plan, Imagine 2040 and the Future Land Use Map therein.

The Future Land Use Map was developed based on a strategy of public input and geo-spatial analysis. Public input included hearings in front of Planning Commission and County Council as well as a community survey, open houses held throughout the County, and a Land Use Workshop in May 2018. Development trends, existing land use and existing and planned infrastructure informed a development analysis while natural assets, priority conservation areas and environmental constraints were the framework of the environmental analysis of the Future Land Use Map.

The Scenic and Conservation land use is applied to areas of the County that scored exceptionally high on the environmental analysis and/or received strong recommendation from the community for future conservation. Undeveloped beachfront, estuarine and forested wetlands, and agricultural lands are some examples of Scenic and Conservation. While not “off limits” to development, policy guidance is clear; in cases where more site specific information is available to show that a property or a portion of a property is not environmentally constrained, that information may be presented...to be considered for uses other than those defined.”

The property owner for PIN 39600000001 has applied for a future land use map amendment that would change the future land use from Scenic and Conservation to Suburban.

CONCLUSION:

Amending the future land use for PIN 39600000001 to Suburban suggests that the property is not environmentally constrained or in an area prone to natural hazards. It would also suggest that residential development of 3-7 units per gross acre would be appropriate, with lot sizes as small as 6,000 sf for single-family dwellings. Multi-family development would also be considered appropriate. Commercial activities and services would be supported near Mixed Uses and Community Activity Centers and along

major corridors. Development would support walkability and be designed around significant natural resources and account for natural hazards.

In accordance to State law (§ 6-29-520), an affirmative vote of at least a majority of the entire membership of the Planning Commission is necessary to be considered a recommendation of approval.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

PLANNING COMMISSION
RESOLUTION NO. PC 2020-5

A RESOLUTION TO AMEND THE FUTURE LAND USE MAP OF THE IMAGINE 2040 COMPREHENSIVE PLAN FOR PIN 39600000001 FROM SCENIC AND CONSERVATION TO SUBURBAN.

WHEREAS, Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the Horry County Comprehensive Plan, Imagine 2040; and

WHEREAS, the property owner requested an amendment the Future Land Use Map of the Comprehensive Plan; and

WHEREAS, Horry County Planning Commission has publicly advertised this proposed amendment to the Comprehensive Plan more than 30-days in advance of a public hearing to meet the requirements of S.C. Code § 6-29-530; and

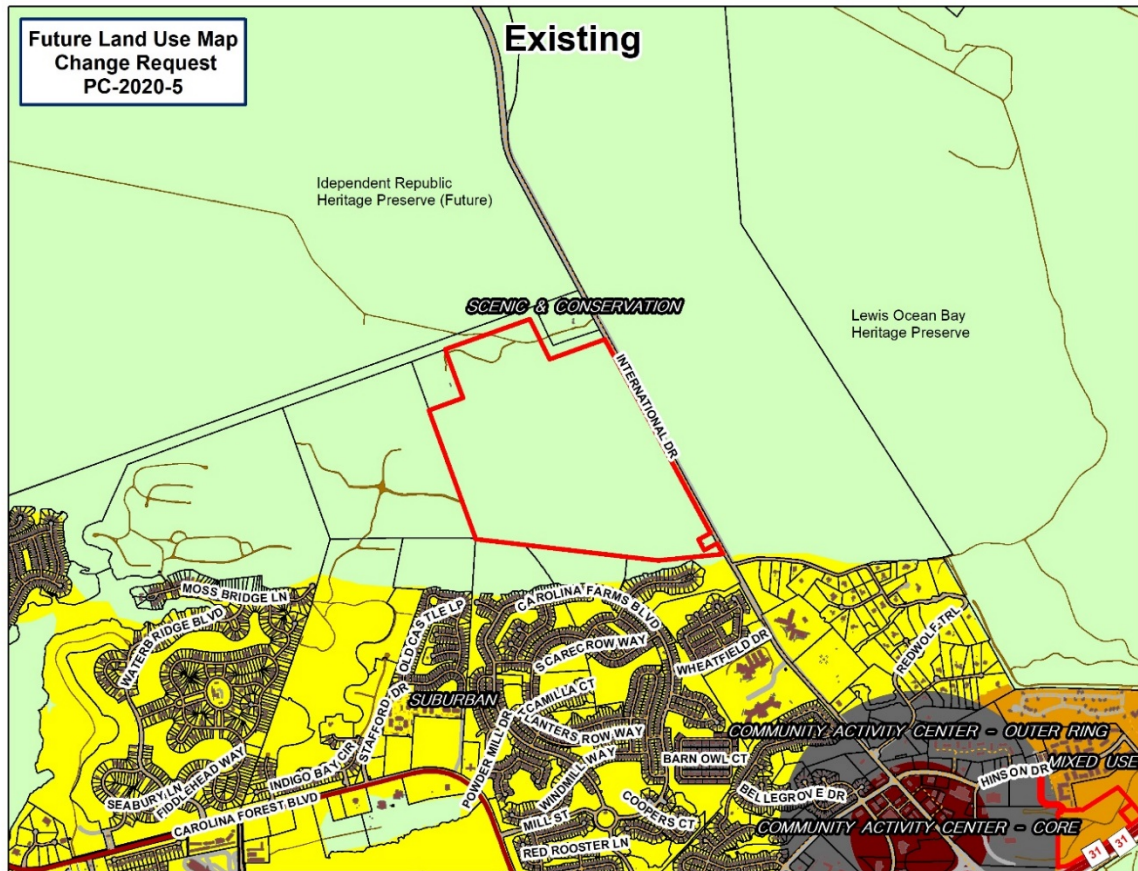
WHEREAS, Horry County Planning Commission having held public hearing deems that the proposed change is necessary to ensure that the Comprehensive Plan is consistent with changing conditions in the County; and

NOW, THEREFORE, BE IT RESOLVED that Horry County Planning Commission recommends the following amendment to the Future Land Use Map of the Imagine 2040 Comprehensive Plan:

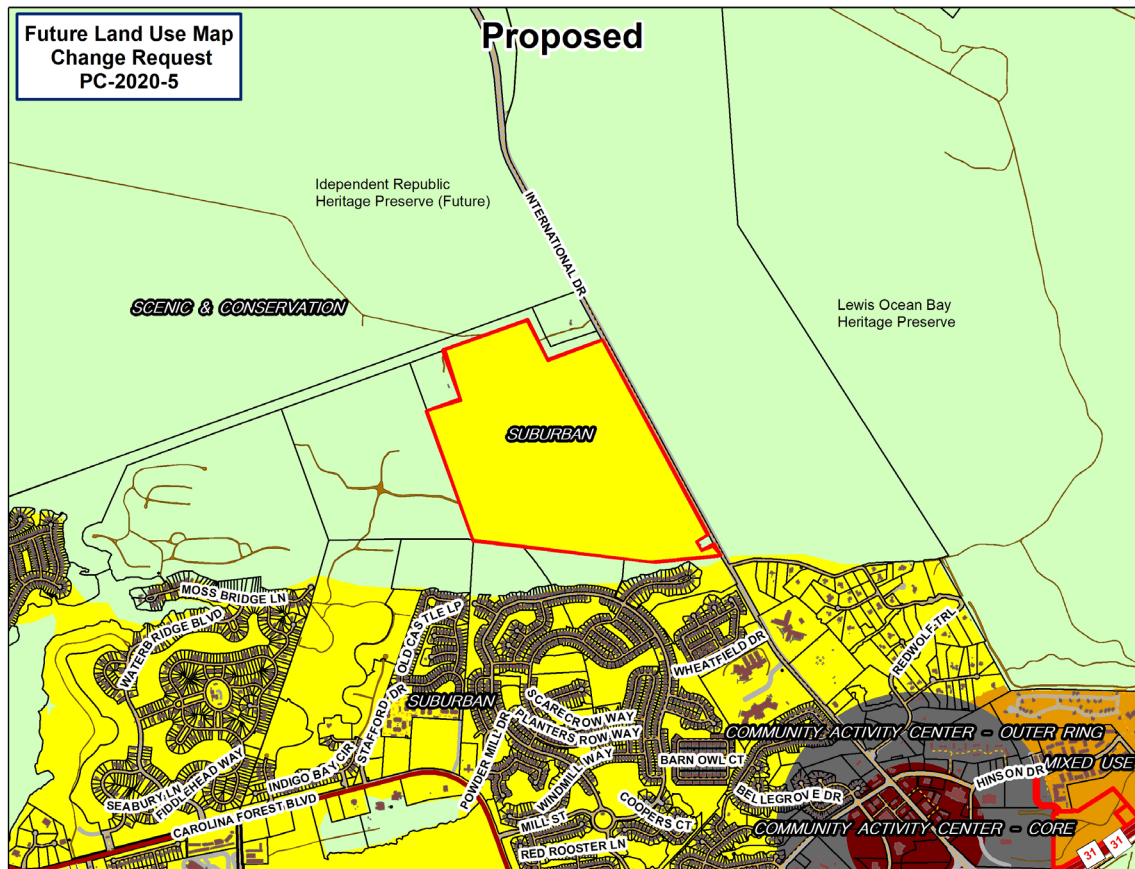
1) The following map indicates the amendment to the Future Land Use Map.

(Map A indicates the existing Future Land Use Map and associated land use designations, while Map B identifies the proposed change to the Future Land Use Map).

Map A: Adopted Imagine 2040 Future Land Use Map



Map B: Amendment to the Imagine 2040 Future Land Use Map



AND IT IS SO RESOLVED.

Dated this 3rd day of December, 2020.

HORRY COUNTY PLANNING COMMISSION

Steven Neeves, District 6, CHAIRMAN

Hunter Platt, District 1

Pamela Cecala, District 2

Chuck Rhome, District 3

Pamela Dawson, District 4

Joseph C. Ray, Jr. District 5

Chris Hennigan, District 7

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W. Jody Prince, District 10

Charles Brown, District 11

Attest: Susan Miller, Clerk to Planning Commission