GENERAL INFORMATION

This brochure is a brief summary describing "Land Development". For detailed information on "land development," refer to the **Horry County Land Development Regulations**.

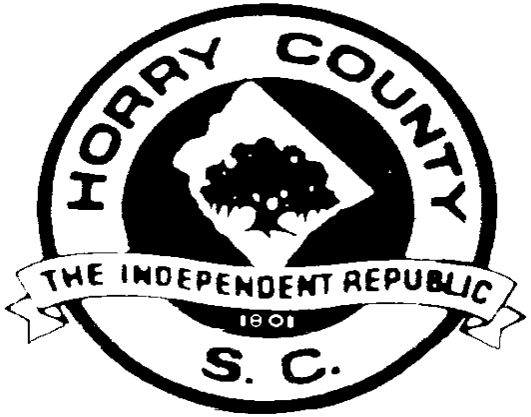
Copies may be obtained from the Horry County Planning Department or on the Planning Department web page of the Horry County Government website at **www.horrycounty.org**.

WHAT ELSE WILL I NEED?

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

LAND DEVELOPMENT



IN HORRY COUNTY

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WHAT IS LAND DEVELOPMENT?

Land development is any change in land characteristics. This can be through redevelopment, construction, subdivision of land into parcels to sell, rent or lease, or it can be condominium complexes, apartment complexes, commercial parks, shopping centers, and industrial parks. Manufactured /home developments or other developments for sale, lease or any combination of owner and rental characteristics are also considered to be land development; however, renovations, expansions or up-fittings of existing structures are not considered land development.

Land development in Horry County is regulated by the **Horry County Land Development Regulations**. These regulations establish the standards for development submittal, processing, and review as well as the minimum design and construction standards for land developments.

TYPES OF LAND DEVELOPMENT

There are four (4) types of land development: major, minor, group, and regionally significant.

Major developments are: subdivisions of land consisting of over ten (10) lots, rental or lease projects of over 10 lots/units, manufactured home developments whether rental or lease over 10 lots (also known as mobile home parks), and developments that involve the creation or extension of any private road exceeding 1800 feet or the creation of any new public roadway.

Major developments require review and approval by the Horry County Planning Commission. Submittals for review must meet a submittal deadline. The process takes approximately 45 days to complete.

Refer to Articles 2 and Article 3 of the **Horry County Land Development Regulations** for the submittal requirements of a major development. Additional information regarding major development is available in the "**Subdivisions**" and "**Major Developments**" brochures.

Minor developments are: subdivisions or rental/lease developments consisting of ten (10) or fewer lots/units, rental/lease manufactured home developments of 10 or fewer lots, or commercial, industrial or office developments producing between 1,000 and 5,000 average daily trips (ADT).

Minor developments are reviewed and approved by the Horry County Planning Department within 15 days of submittal. Refer to Articles 2 and Article 3, Section 4 of the **Horry County Land Development Regulations** for the submittal requirements for minor developments.

Other types of plats or platting actions that are considered minor developments are referenced in Article 2, Section 4 of the **Horry County Land Development Regulations**. For additional information regarding minor development, refer to the "**Minor Developments**" brochure.

Group developments are: multi-family projects consisting of rental or lease units in multiple buildings on a single parcel of property, office complexes where multiple units are located in a single structure or on a commonly owned and maintained parcel of property, commercial complexes, or industrial parks.

The Horry County Planning Commission approves group developments. Refer to Articles 2 and 3 of the **Horry County Land Development Regulations** for submittal and approval requirements. Additional information is available in the "**Group Developments**" brochure.

Multi-family projects, such as townhouses, where land will be deeded fee simple to individual property owners are considered subdivisions and must comply with the standards of Articles 2 and 3 of the **Horry County Land Development Regulations.**

Developments of regional significance are: any type of development that generates over 5,000 average daily trips (ADT). These developments can include subdivisions, multi-family projects, shopping centers or malls, office complexes, or industrial parks, etc.

Developments of regional significance are approved by the Horry County Planning Commission and must meet the requirements of a major development. Refer to the **"Developments of Regional Significance"** brochure for additional information.