WHAT IS A MANUFACTURED HOME DEVELOPMENT?

Manufactured Home Developments (aka mobile home parks or trailer parks) are types of land developments in which lots are leased, rented, or sold. Developments proposing 10 or more lots are **major developments** and are reviewed/approved by the Horry County Planning Commission. Developments proposing ten or fewer lots are **minor developments** and are reviewed/ approved by the Planning Department.

LEASED MANUFACTURED HOUSING DEVELOPMENTS

Manufactured home developments created for the purpose of rental or lease must comply with specific platting standards. The standards involve the following steps:

1. **Sketch/master plan review.** A sketch/master plan for the proposed land development must be submitted to the Horry County Planning Department. Refer to Article 2 of the **Horry County Land Development Regulations** for submittal requirements.
2. **Development plan (final plat) submittal.** A development plan, prepared by a South Carolina licensed land surveyor, showing the proposed lot layout, building sites, or other land divisions shall be submitted and reviewed by the Planning Commission (major) or the Planning Department (minor). If infrastructure (roads and water/sewer) is required to serve the development, the project plans must be signed and sealed by a South Carolina licensed professional engineer. Such improvements shall be reviewed by the Horry County Engineering Department.

   The development plat shall be recorded in the **Horry County Register of Deeds Office** before the issuance of any building permits. If infrastructure is required to service the development, it shall be installed or financially guaranteed before the development plan is approved for recording. Refer to Articles 3, 5, and 6 of the **Horry County Land Development Regulations** for submittal, financial guarantee, and development design requirements.

Manufactured home developments that sell lots or combine the sale and lease of more than 10 lots shall comply with the **major development** standards of the **Horry County Land Development Regulations.**

ACCESS REQUIREMENTS

All manufactured home developments are required to meet the access management requirements of the **Horry County Land Development Regulations.** Refer to Articles 7 for design requirements.

Minor manufactured home developments with five or fewer lots may be accessed via a shared private drive. Refer to Article 3 of the **Horry County Land Development Regulations** for improvement requirements.

Minor manufactured home developments containing six (6) to ten (10) lots may be accessed via a platted easement or a public or private roadway. Refer to Articles 3 and 4 of the **Horry County Land Development Regulations** for improvement requirements.

Major manufactured housing developments shall be accessed via platted public or private roadway. Refer to Articles 3 and 4 of the **Horry County Land Development Regulations** for improvement requirements.

EXPANSION OF EXISTING MANUFACTURED HOME DEVELOPMENTS

Leased **minor** manufactured home developments may be expanded beyond minor status without requesting major development approval when:

1. The additional lots are to be located in the original tract from which the minor development was approved.
2. The additional lots will access an improved roadway (not an easement) with a fifty feet wide right-of-way.
3. The existing roadway is upgraded to meet the requirements of a major development.
4. A drainage plan is submitted for review that illustrates how the additional runoff will be accommodated.

The number of lots allowed in an expanded manufactured home development is limited to 10. Phased development of a manufactured home development may not be extended beyond the exterior boundaries of the approved sketch plan.

REGULATORY PERMITS

All manufactured home developments require approval by the Horry County Planning Commission or Planning Department. A permit to operate as a "mobile home park" is also required from the South Carolina Department of Health and Environmental Control for any project containing rental or lease lots.

Horry County has adopted the International Building Codes for regulation of building construction. All manufactured homes purchased in Horry County or brought into the County from other counties or states must meet the standards of those regulations.

GENERAL INFORMATION

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

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 manufactured home 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

MANUFACTURED HOME DEVELOPMENTS

IN HORRY COUNTY

Prepared by the
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