

COUNTY OF HORRY

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ORDINANCE NO. 95-23

STATE OF SOUTH CAROLINA )

**AN ORDINANCE AMENDING ARTICLE II, SECTION 205 OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA AS IT PERTAINS TO COMMERCIAL CENTERS IN THE AG3 ZONING DISTRICT**

**WHEREAS**, Agricultural Community Services (AG3) currently allows commercial centers; and

**WHEREAS**, Horry County currently defines a commercial center as a group of three (3) or more units within the same structure; and

**WHEREAS**, AG3 currently regulates the size of commercial centers to a maximum of 4,500 square feet; and

**WHEREAS**, Horry County has no limit on the size of the stand-alone commercial buildings in AG3; and

**WHEREAS**, Horry County wishes to remove the restriction on size for commercial centers within AG3.

**NOW, THEREFORE**, by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, the following hereby is ordained and enacted:

**1. CODE AMENDMENT:** Article II, Section 205, Table 2-1 of the Zoning Ordinance of Horry County Code of Ordinances is hereby amended by as follows: (All text in ~~striethrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

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09/21/2023 at 02:05:30 PM, 1 OF 4

Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

**Table 2-1 DIMENSIONAL AND DENSITY STANDARDS CONTINUED**

Zoning District	Uses	Minimum Required Area	Front Setback	Side Setback	Rear Setback	Corner Side Setback	Maximum Height	Minimum Lot Width at Building Setback Line	Maximum Density (ld./ac)	Maximum Floor Area Ratio	Maximum Lot Coverage	Minimum Building Separation	Maximum bldg. sq. ft.
<b>AG1</b>	Single Family	20 Acres	40'	15'	25'	22.5'	35'						
	Manufactured Home	20 Acres	60'	25'	40'	37.5'	65'						
	Ag Bldg, Horses Only	20 Acres	40'	15'	25'	22.5'	65'						
	Ag Bldg, No Animals	20 Acres	100'	100'	100'	150'	65'						
	Ag Bldg, Farm Animals	20 Acres	40'	25'	25'	37.5'	35'						4,500
<b>AG2</b>	Non-commercial personal use bldg	20 Acres	40'	25'	25'	37.5'	35'						
	Commercial Uses	1/2 Acre (21,780 SF)	50'	10'	15'	15'	65'						
	Commercial Animal Facility	3 Acres	60'	25'	40'	37.5'	35'						
	Single Family	1/2 Acre (21,780 SF)	40'	15'	25'	22.5'	35'						
	Manufactured Home	1 1/2 Acres	60'	25'	40'	37.5'	35'						
<b>AG3</b>	Ag Bldg, Farm Animals	3 Acres	40'	25'	25'	37.5'	35'						4,500
	Non-commercial personal use bldg	3 Acres	40'	25'	25'	37.5'	35'						
	Commercial Uses	10,000 SF	40'	10'	15'	15'	65'						
	Commercial Center	10,000 SF	40'	10'	15'	15'	65'						
	Ag Bldg, Farm Animals	5 Acres	60'	25'	40'	37.5'	35'						
<b>AG4</b>	Single-Family	5 Acres	60'	25'	25'	37.5'	35'						
	Ag Bldg, Farm Animals	5 Acres	60'	25'	40'	37.5'	35'						
	Single Family	5 Acres	60'	25'	25'	37.5'	35'						
	Ag Bldg, Farm Animals	5 Acres	60'	25'	40'	37.5'	35'						
	Manufactured Home	5 Acres	60'	25'	25'	37.5'	35'						
<b>AG5</b>	Single Family	5 Acres	60'	25'	25'	37.5'	35'						
	Manufactured Home	5 Acres	60'	25'	25'	37.5'	35'						
	Ag Bldg non-livestock	1.5 Acres	60'	25'	25'	37.5'	35'						
	Ag Bldg, Farm Animals	1.5 Acres	60'	25'	40'	37.5'	35'						
	Single-Family	1.5 Acres	40'	15'	25'	22.5'	35'						
<b>AG6</b>	Ag Bldg non-livestock	1.5 Acres	60'	25'	25'	37.5'	35'						
	Ag Bldg, Farm Animals	1.5 Acres	60'	25'	40'	37.5'	35'						
	Single-Family	1.5 Acres	40'	15'	25'	22.5'	35'						
	Ag Bldg non-livestock	1.5 Acres	60'	25'	25'	37.5'	35'						
	Ag Bldg, Farm Animals	1.5 Acres	60'	25'	40'	37.5'	35'						
<b>AG7</b>	Single Family	1.5 Acres	40'	15'	25'	22.5'	35'						
	Manufactured Home	1.5 Acres	40'	15'	25'	22.5'	35'						
	Ag Bldg non-livestock	1.5 Acres	60'	25'	25'	37.5'	35'						
	Ag Bldg, Farm Animals	1.5 Acres	60'	25'	40'	37.5'	35'						
	Single-Family	1.5 Acres	40'	15'	25'	22.5'	35'						
<b>NC</b>	Single - Family	10,000 SF	25'	10'	15'	15'	35'	60'					
	Commercial Uses	10,000 SF	25'	10'	15'	15'	35'	60'					
	Commercial Center	10,000 SF	25'	10'	15'	15'	35'	60'					30,000
	Single-Family	6,000 SF	20'	10'	15'	15'	35'	60'					
	Garden City Overlay	3,600 SF	20'	5'	15'	7.5'	See Overlay; Section 834	30'					
<b>CC</b>	Single Family (lots which allow a height of 55' or greater)	3,600 SF	20'	5'	15'	7.5'	See Overlay; Section 834	30'					
	Commercial Uses												
	Commercial Uses												
	Commercial Uses												
	Commercial Uses												

See Table 2-5 for requirements

**2. SEVERABILITY.** If any Section, Subsection, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Subsection or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.

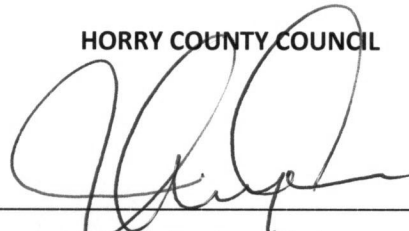
**3. CONFLICT WITH PRECEDING ORDINANCES.** If a Section, Subsection or provision of this Ordinance shall conflict with the provisions of a Section, Subsection or part of a preceding Ordinance of Horry County, unless expressly so providing, then the preceding Section, Subsection or part shall be deemed repealed and no longer in effect.

**4. EFFECTIVE DATE.** This Ordinance shall become effective on Third Reading.

**AND IT IS SO ORDAINED, ENACTED AND ORDERED.**

Dated this 19th day of September, 2023.

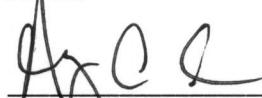
**HORRY COUNTY COUNCIL**

  
\_\_\_\_\_  
Johnny Gardner, Chairman

Jenna L. Dukes, District 1  
Bill Howard, District 2  
Dennis DiSabato, District 3  
Gary Loftus, District 4  
Tyler Servant, District 5  
Cam Crawford, District 6

Tom Anderson, District 7  
Michael Masciarelli, District 8  
R. Mark Causey, District 9  
Danny Hardee, District 10  
Al Allen, District 11

Attest:

  
\_\_\_\_\_  
Ashley C. Carroll, Clerk to Council

First Reading: 8/15/2023  
Second Reading: 9/5/2023  
Third Reading: 9/19/2023

Public Hearing: 9/5/2023

Planning Commission Decision Memorandum  
Horry County, South Carolina

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Date: August 3, 2023  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Desiree Jackson, Senior Planner  
Cleared By: Charles Suggs, Deputy Director  
Regarding: Commercial Centers in Agricultural Community Services (AG3)

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**ISSUE:**

Should county council remove regulations that limit the size of a commercial center in the Agricultural Community Services (AG3) zoning district?

**PROPOSED ACTION:**

Approve ordinance to amend Article II, Section 205, Table 2-1.

**DISCUSSION:**

Currently AG3 limits the size of a commercial center to 4,500 square feet.

**ANALYSIS**

AG3 does not limit the size of stand-alone commercial businesses, and it permits you to have multiple commercial businesses on the same parcel. The proposed ordinance would remove the restriction on commercial centers and allow them to be built with no maximum building size.