



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING

REVISED AGENDA

August 3, 2023 – 5:30 p.m.

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- I. Call to Order – 5:30 p.m.
- II. Invocation & Pledge of Allegiance
- III. Public Input- You must register in the Planning Department one hour prior to the meeting.
- IV. Street Names – No Public Hearing Required.....14
- V. **Vested Rights Extension-** Extension of Vested Rights: PIN 363-00-00-0003 (Walden Preserve Phase 1)
- VI. Public Hearings
- Rezoning Requests**
1. **2023-05-006-** Diamond Shores, agent for Dwight Dewitt- Request to rezone 15 acres from Residential (SF 40) to Agricultural Community Services (AG 3) located on Highway 90 in Conway (Council Member/Commissioner: Hardee/Prince).....24-29
 2. **2023-07-001-** Diamond Shores, agent for United Eden, LLC- Request to rezone a 5.72-acre portion from Commercial Forest Agriculture (CFA) to Multi- residential (MRD1) located on Mill Pond Rd in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker).....30-38
 3. **2023-07-002-** Bill McLellan C/O Design Strategies, LLC, agent for McLeod-Loris Seacoast Hospital- Request to rezone 1.41 acres from Highway Commercial (HC) and Commercial Forest Agriculture (CFA) to Inpatient Medical Services (ME1) located on Sea Mountain Highway and McDowell Lane in Little River (Council Member/Commissioner: Causey/Ford)39-44
 4. **2023-07-003-** Bill McLellan C/O Design Strategies, LLC, agent for McLeod Regional Medical Center of the Pee Dee, Inc- Request to rezone 42.9 acres from Highway Commercial (HC) to Inpatient Medical Services (ME1) located on International Drive in Myrtle Beach (Council Member/Commissioner: Hardee/Prince).....45-50
 5. **PC- 2023-06*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 29711020025 from Rural to Rural Communities (Associated with rezoning request 2023-07-004).....51-54
 6. **2023-07-004-** Tyler Mann, agent for ATM Property Group, LLC- Request to rezone 1.7 acres from Residential (MSF 20) to Residential (MSF 14.5) located on Missouri Ln in Conway (Council Member/Commissioner: Hardee/Prince).....55-60
 7. **PC- 2023-07*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 44913010016 from Scenic and Conservation to Suburban (Associated with rezoning request 2023-07-005).....61-64
 - 2023-07-005-** Thomas P. Bevins, PE, agent for Indigo Properties I, LLC- Request to rezone 7.04 acres from Highway Commercial (HC) and Residential (MSF 6) to Inpatient Medical Services (ME1) located at the intersection of Peat Moss Ct and Fern Moss Rd in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker).....65-70



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VII. Text Amendments

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.....71-74

AN ORDINANCE AMENDING ARTICLE VII OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA MORE COMMONLY KNOWN AS PARKING REGULATIONS TO AUTHORIZE SHARED PARKING.....75-78

VIII. Impact Fees

Ordinance 82-2023 pursuant to the South Carolina Development Impact Fee Act Code of Laws of South Carolina, 1976 as amended, Title 6, Article 9, Chapter 1, Horry County, South Carolina, is authorized to impose reasonable development impact fees for systems necessitated by new development.

IX. Adjourn