



*Committed to Excellence*

**HORRY COUNTY PLANNING COMMISSION MEETING**

**REVISED** AGENDA

December 7, 2023 – 5:30 p.m.

- 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.....12
- V. Design Modification
  - Felix Pitts, agent for Chris Manning Builders LLC- The Estates at Waterway Landing- Roadway Design Criteria (Width of R/W) (PINs 350-07-02-0006, 350-03-04-0045, & 350-03-04-0044) (Council Member/Commissioner: Causey/Ford).....13-16
- VI. Public Hearings
  - Rezoning Requests
    - 1. **WITHDRAWN** 2023-09-002- Diamond Shores, agent for Michelle Christenson- Request to rezone 66.01 acres from Forest Agriculture (FA) to Multi- Residential (MRD 1) located on Poplar Church Rd in Conway (Council Member/Commissioner: Allen/Brown)  
**Design Modification:** Access Management Requirements (required number of external access points) .....29-38
    - 2. **DEFERRED** 2023-10-004- Diamond Shores, agent for Mullet Creek, LLC- Request to rezone 9.35 acres from Residential (SF 10) to Multi- Residential (MRD 2) located on Highway 179 in Little River (Council Member/Commissioner: Dukes/Platt)
    - 3. **2023-11-001-** Gregory L. Johnson- Request to rezone 6.14 acres from Residential (MSF 20) to Agricultural Manufactured Ranchettes (AG 7) located on Highway 905 in Conway (Council Member/Commissioner: Anderson/Hennigan).....39-44
    - 4. **PC- 2023-11\*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PINS 42906020002 and 42906030042 from Rural Communities to Suburban (Associated with rezoning request 2023-11-002).....45-48  
**2023-11-002-** G3 Engineering, agent for the Estate of Donna Scott- Request to rezone 14.2 acres from Residential (MSF 20) to Convenience and Auto- related Services (RE 3) located at the intersection of Highway 544 and Roscoe Rd in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker).....49-55
    - 5. **2023-11-003-** Daniel Ben-Yisrael, agent for Carolina Forest Acquisition Company, LLC- Request to rezone 5 acres from Inpatient Medical Services (ME 1) to Convenience and Auto- related Services (RE 3) located at the intersection of Carolina Forest Blvd & Revolutionary War Way in Myrtle Beach (Council Member/Commissioner: DiSabato/Edwards).....56-61



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- 6. **2023-11-004-** G3 Engineering, agent for DDG Investments, LLC- Request to amend an existing 11.69 acre Multi- residential (MRD 3) located on Buist Circle in Myrtle Beach (Council Member/Commissioner: Hardee/Prince).....62-70
  
- 7. **DEFERRED 2023-11-005-** Diamond Shores, agent for FD Timber LLC C/O Bank of America, N.A- Request to rezone 98.12 acres from Forest Agriculture (FA) to Destination Park (DP) located on Waccamaw Ln in Longs (Council Member/Commissioner: Causey/Ford)
  
- 8. **2023-11-006-** Arnette Properties Unlimited, Inc- Request to rezone a 0.07- acre portion from Conservation Preservation (CP) to Residential (SF 10) located on First Ave S in Murrells Inlet (Council Member/Commissioner: Servant/Ray).....71-76
  
- 9. **2023-11-007-** Diamond Shores, agent for Lucille Myers- Request to rezone 4.87 acres from Residential (MSF 10) to Community Retail Services (RE 2) located at the intersection of Highway 707 and Grand Oaks Blvd in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker).....77-83
  
- 10. **2023-11-008-** Diamond Shores, agent for Jase Corp, LLC- Request to rezone a 2.01- acre portion from Forest Agriculture (FA) to Neighborhood Retail Services (RE 1) located on Highway 319 in Aynor (Council Member/Commissioner: Allen/Brown).....84-89

**VII. Adjourn**