



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP

REVISED AGENDA

October 31, 2024 – 3:00 p.m.

I. Call to Order – 3:00 p.m.

II. Approval of Minutes

Planning Commission Workshop – September 26, 2024

Planning Commission Meeting – October 3, 2024

III. Street Names – No Public Hearing Required

IV. New Business – No Public Hearing Required

1. Planning Commission vote to cancel November 27, 2024 Workshop

2. Planning Commission Review Deadlines for 2025

V. Design Modifications – No Public Hearing Required

1. DRG, agent for Canal Land and Timber – 349-14-02-0003 – Roadway Design Standards (Council Member/Commissioner: Causey/Ford)

2. Ira Sammy Holmes – 216-00-00-0001 – Roadway Design Standards (Council Member/Commissioner: Causey/Ford)

3. Diamond Shores, agent for Twin Terra Properties, LLC – 276-00-00-0006 – Roadway Design Standards (Council Member/Commissioner: Allen/Brown)

VI. Rezoning Requests

1. **WITHDRAWN 2024-07-012-** Robert S. Guyton, agent for Bobby Livingston- Request to rezone approximately 0.97 acres from Residential (SF 10) to Convenience and Auto-related Services (RE 3) located on 5th Ave N in Little River (Council Member/Commissioner: Dukes/Platt)

2. **PREVIOUSLY DEFERRED 2024-09-006*-** Thomas & Hutton, agent for Harbour View LLC- Request to rezone an approximate 37.3 acre portion from Commercial Forest Agriculture (CFA) to Residential (SF 6) located on Hwy 17 & Horseshoe Rd in Little River (Council Member/Commissioner: Dukes/Platt)

3. **DEFERRED 2024-09-009-** Robert S. Guyton, agent for Equity Trust Co Etal & Highway 66 LLC Etal- Request to rezone approximately 97.37 acres from Limited Forest Agriculture (LFA) to Multi Residential District-Preservation (MRD-P) located on Hwy 66 & Ashley Circle in Conway (Council Member/Commissioner: Hardee/Vacant)



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4. **PREVIOUSLY DEFERRED 2024-09-010-** Diamond Shores, agent for KA Benton Holdings LLC- Request to rezone an approximate 0.54 acre portion from General Manufacturing and Industrial (MA 2) to Heavy/Intense Manufacturing and Industrial (MA 3) located on Mt. Pisgah Cemetery Rd in Conway (Council Member/Commissioner: Allen/Brown)
5. **DEFERRED 2024-09-012*-** DRG, agent for Billy Coates, Joseph Coates, & John Coates- Request to rezone an approximate 85.92 acre portion from Commercial Forest Agriculture (CFA) to Multi Residential (MRD 3) located on Hwy 90 & Coates Rd in Little River (Council Member/Commissioner: Causey/Ford)
6. **2024-10-001-** Melinda Johnson Cavallini, agent for William S. & Betty Jean Johnson- Request to rezone an approximate 14.7 acre portion from Forest Agriculture (FA) to Commercial Agriculture (AG 2) located on Old Buck Creek Rd in Longs (Council Member/Commissioner: Causey/Ford)
7. **2024-10-002-** Earthworks, agent for Fred Rick Builders Inc- Request to rezone approximately 1.77 acres from Convenience & Auto-related Services (RE 3) to Retail with Accessory Outdoor Storage (RE 4) located on Hwy 544 in Socastee (Council Member/Commissioner: Masciarelli/McLaughlin)
8. **2024-10-003-** Christopher K Lawrence Etal- Request to rezone approximately 4.8 acres from Limited Forest Agriculture (LFA) to Residential (MSF 20) on McKinley Shortcut Rd in Conway (Council Member/Commissioner: Hardee/Vacant)
9. **2024-10-004-** Randy L Skipper- Request to rezone approximately 4.1 acres from Limited Forest Agriculture (LFA) to Residential (MSF 20) on Adrian Hwy in Conway (Council Member/Commissioner: Hardee/Vacant)
10. **2024-10-005-** Racheal Zupcic, agent for Beach Family Worship Center Inc to rezone approximately 5.92 acres from Planned Development District (PDD) to Neighborhood Retail Services (RE 1) on Hwy 707 Connector in Socastee (Council Member/Commissioner: Crawford/Stecker)
11. **2024-10-006-** DRG, agent for Conway Hospital Inc.- Request to rezone approximately 8.18 acres from Convenience & Auto-related Services (RE 3) to Inpatient Medical Services (ME 1) on Hwy 707 in Socastee (Council Member/Commissioner: Crawford/Stecker)
12. **2024-10-007-** Earthworks, agent for Palmetto Shores Church- Request to rezone approximately 1.5 acres from Retail Consumer Services (RCS) to Retail with Accessory Outdoor Storage (RE 4) on Dick Pond Rd in Socastee (Council Member/Commissioner: Crawford/Stecker)
13. **2024-10-008-** PKK Holdings, LLC- Request to rezone approximately 0.56 acres from Commercial Forest Agriculture (CFA) to Residential (SF 10) on Ed Smith Ave in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker)
14. **DEFERRED 2024-10-009-** G3 Engineering, agent for Loy Sue Wilson Etal- Request to rezone approximately 5.49 acres from Highway Commercial (HC) to Multi Residential (MRD 3) on Lake Arrowhead Rd in Myrtle Beach (Council Member/Commissioner: Howard/Truslow)
15. **2024-10-010-** Diamond Shores, agent for Kelly Royals Hardee Etal- Request to rezone a 2.0 acre portion from Neighborhood Commercial (NC) to General Manufacturing and Industrial (MA 2) on Hwy 905 in Conway (Council Member/Commissioner: Hardee/Vacant)



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- 16. WITHDRAWN 2024-10-011-** Drayton-Parker Companies, agent for Drayton-Parker Companies LLC & Jack Nelson Grissett- Request to rezone approximately 3.02 acres from Neighborhood Commercial (NC) & Residential (MSF 10) to Convenience and Auto-related Services (RE 3) on Hwy 707 and Holmestown Rd in Myrtle Beach (Council Member/Commissioner: Servant/Ray)
- 17. 2024-10-012-** G3 Engineering, agent for Silver Palmetto Development, LLC- Request to rezone approximately 1.0 acres from Commercial Forest Agriculture (CFA) to Passenger and Product Transportation (PA 1) on Hwy 57 in Little River (Council Member/Commissioner: Causey/Ford)
- 18. PC-2024-17*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PINS 27900000028, 27900000029, and 27900000030 from Rural to Suburban. (Associated with rezoning 2024-10-013)
2024-10-013- Bolton & Menk, agent for Marilyn M Brigman Etal & Sellers General Construction LLC- Request to rezone a 53.7 acre portion from Commercial Forest Agriculture (CFA) and Forest Agriculture (FA) to Planned Development District (PDD) on Hwy 501 & Rabon Rd in Aynor (Council Member/Commissioner: Allen/Brown)
- 19. 2024-10-014-** David Curry, agent for Curry Family Holdings LLC- Request to rezone approximately 1.6 acres from Highway Commercial (HC) to Retail with Accessory Outdoor Storage (RE 4) on Dick Pond Rd in Socastee (Council Member/Commissioner: Crawford/Stecker)

VII. Development Agreements

*An Ordinance to approve a Development Agreement between Horry County and SC Hwy 90 Investments, LLC. Pertaining to an 85.92 acre portion and identified as PINs 34800000028, 34800000029, 34800000030, & 34800000031, located on SC Hwy 90 and Coates Rd. The proposed development agreement includes uses associated with road improvements. A copy of the development agreement can be obtained at the Horry County Planning Office, located at 1301 Second Ave., Conway, SC 29526. An additional public hearing will be heard at the Planning Commission Workshop on October 31, 2024 at 3pm. (Associated with rezoning 2024-09-012)

*An Ordinance to approve a Development Agreement between Horry County and Lennar Carolinas, LLC, pertaining to 37.3 acres and identified as a portion of PIN 31200000006, located on SC Hwy 17 and Horseshoe Road S. The proposed Development Agreement includes uses associated with the Single Family (SF 6) District. A copy of the Development Agreement can be obtained at the Horry County Planning Office, located at 1301 Second Ave., Conway, SC 29526. (Associated with rezoning 2024-09-006)

An Ordinance to approve a Development Agreement between Horry County and Beach Flowers, INC. Pertaining to a 32.66 acre parcel identified as PIN 25800000003, located on SC Hwy 9. The proposed development agreement includes uses associated with a Multi Residential District. A copy of the development agreement can be obtained at the Horry County Planning Office, located at 1301 Second Ave., Conway, SC 29526. (Associated with rezoning 2024-08-004)

VIII. Adjourn