



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING

REVISED AGENDA

December 5, 2024 – 5:30 p.m.

I. Call to Order – 5:30 p.m.

II. Invocation & Pledge of Allegiance

I. Approval of Minutes

Planning Commission Workshop – October 31, 2024

Planning Commission Meeting – November 7, 2024

II. Street Names – No Public Hearing Required

III. Vested Rights Extension – No Public Hearing Required

1. Extension of Vested Rights: PIN 458-00-00-0011 (Optima Tower/Deerfield 8745 Highway 17 Bypass)

IV. Rezoning Requests

1. **WITHDRAWN 2024-09-009-** Robert S. Guyton, agent for Equity Trust Co Etal & Highway 66 LLC Etal- Request to rezone approximately 97.37 acres from Limited Forest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)
2. **PREVIOUSLY 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)
3. **PREVIOUSLY DEFERRED 2024-10-002-** Earthworks, agent for Fred Rick Builders Inc- Request to rezone approximately 1.77 acres from Convenience and Auto-related Services (RE 3) to Retail with Accessory Outdoor Storage (RE 4) located on Hwy 544 in Socastee (Council Member/Commissioner: Masciarelli/McLaughlin)
4. **WITHDRAWN 2024-10-009-** G3 Engineering, agent for Loy Sue Wilson Etal- Request to rezone approximately 5.49 acres from Highway Commercial (HC) to Multi Residential (MRD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)
5. **2024-11-001-** David C Cox III, agent for Barbara C Cox- Request to rezone an approximate 3 acre portion from Limited Forest Agriculture (LFA) to Commercial Agriculture (AG 2) located on Hwy 417 in Conway (Council Member/Commissioner: Hardee/Vacant)
6. **2024-11-002-** Gaskins & LeCraw, agent for Dayton D Powell- Request to rezone a 2 acre portion from Forest Agriculture (FA) to Commercial Agriculture (AG 2) located on Red Bluff Rd in Loris (Council Member/Commissioner: Hardee/Vacant)



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7. **2024-11-003-** Michael J Blanks Etal- Request to rezone approximately 0.95 acres from Commercial Forest Agriculture (CFA) to Residential (MSF 20) located on Lees Landing Circle in Conway (Council Member/Commissioner: Hardee/Vacant)
8. **DEFERRED 2024-11-004-** Miller Design Services, agent for Waterfront Villas LLC- Request to rezone approximately 6.24 acres from Convenience and Auto-related Services (RE 3) & Resort Commercial (RC) to Multi Residential (MRD 3) located on River Landing Blvd in Myrtle Beach (Council Member/Commissioner: DiSabato/Edwards)
9. **2024-11-005-** Tyler Thomas, agent for Sellers General Construction LLC- Request to rezone approximately 1 acre from Forest Agriculture (FA) to General Manufacturing and Industrial (MA 2) located on Mt. Pisgah Cemetery Rd in Conway (Council Member/Commissioner: Allen/Brown)

V. Text Amendments

AN ORDINANCE TO AMEND CHAPTER 18, LAND DEVELOPMENT REGULATIONS OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO REGULATORY PERMITS AND AUTHORIZATIONS.

AN ORDINANCE TO AMEND ARTICLE II SECTIONS 204.4 & 204.13, ARTICLE IX SECTION 902.D, & ARTICLE XIV SECTION 1401-A OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA PERTAINING TO PERMITTED USES WITHIN THE COMMERCIAL AGRICULTURE ZONING DISTRICT.

AN ORDINANCE AMENDING ARTICLE VIII, SECTION 803 OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA PERTAINING TO THE HIGHWAY 544 OVERLAY ZONE.

VI. 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. (Associated with rezoning 2024-09-012)

VII. Adjourn