



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING

REVISED AGENDA

February 6, 2025 – 5:30 p.m.

I. Call to Order – 5:30 p.m.

II. Invocation & Pledge of Allegiance

III. Street Names – No Public Hearing Required

IV. Rezoning Requests

- 1. 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)
- 2. PC-2025-03 *** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PINS 42605010008 & 42605020060 from Suburban to Mixed Use. (Associated with rezoning 2024-11-004)
PREVIOUSLY 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)
- 3. PREVIOUSLY DEFERRED 2024-12-008-** Bolton & Menk, agent for James B Clardy Jr & Steve Lauren Clardy- Request to rezone an approximate 47.40 acre portion from Residential (SF 40) & Highway Commercial (HC) to Multi Residential (MRD 3) & Retail with Accessory Outdoor Storage (RE 4) located on Peachtree Rd & Leisure Ln in Socastee (Council Member/commissioner: Crawford/Stecker)
- 4. PREVIOUSLY DEFERRED PC-2025-02*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 32800000017 from Rural to Rural Communities. (Associated with rezoning 2024-12-010)
2024-12-010- Earthworks, agent for TT & G LLC- Request to rezone approximately 20.29 acres from Forest Agriculture (FA) to Mobile Home Park (MHP) located on Juniper Bay Rd in Conway (Council Member/Commissioner: Allen/Brown)
- 5. 2025-01-001-** DHI Engineering, agent for Josephine M Thomas- Request to rezone approximately 45.54 acres from Commercial Forest Agriculture (CFA) to Multi Residential (MRD 1) located on Old Reaves Ferry Rd in Conway (Council Member/Commissioner: Hardee/Vacant)
- 6. 2025-01-002-** Jennifer Pearson, agent for Donald Lee Schultz Etal- Request to rezone approximately 2.23 acres from Residential (SF 8.5) to Agricultural Community Services (AG 3) located on Hwy 90 in Longs (Council Member/Commissioner: Causey/Ford)
- 7. 2025-01-003-** Rosendo Toldeo Arellano Etal- Request to rezone approximately 0.51 acres from Residential (SF 10) to Residential (MSF 10) located on West Cox Ferry Rd in Conway (Council Member/Commissioner: Anderson/Hennigan)



HORRY COUNTY PLANNING COMMISSION MEETING

- 8. 2025-01-004-** David Alderman, agent for Coastal Hospitality Holding Co LLC- Request to rezone approximately 2.02 acres from Highway Commercial (HC) to Retail with Accessory Outdoor Storage (RE 4) located on Carolina Forest Blvd in Myrtle Beach (Council Member/Commissioner: Hardee/Vacant)
- 9. 2025-01-005-** Gregge Scott Harrian Etal- Request to rezone approximately 0.95 acres from Commercial Forest Agriculture (CFA) to Residential (SF 20) located on Old Reaves Ferry Rd in Conway (Council Member/Commissioner: Hardee/Vacant)
- 10. 2025-01-006-** Brenda Gerald Rowell Etal- Request to rezone approximately 0.63 acres from Forest Agriculture (FA) to Residential (MSF 10) located on Rosewood Drive in Loris (Council Member/Commissioner: Causey/Ford)
- 11. 2025-01-007-** Shawn Becker, agent for Inshore Holdings, LLC- Request to rezone approximately 1.26 acres from Residential (MSF 10) to Retail with Accessory Outdoor Storage (RE 4) located on Holmestown Rd in Myrtle Beach (Council Member/Commissioner: Loftus/Vacant)
- 12. 2025-01-008-** Diamond Shores, agent for Korrays LLC- Request to amend an existing Mobile Home Park (MHP) located on Squirrel Ridge Rd & Hwy 90 in Conway (Council Member/Commissioner: Hardee/Vacant)

Design Modification: Special Design Standards (orientation of manufactured homes)

V. 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 Meeting on February 6, 2025 at 5:30pm. (Associated with rezoning 2024-09-012)

VI. Adjourn