



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP

AGENDA

February 27, 2025 – 3:00 p.m.

I. Call to Order – 3:00 p.m.

II. Approval of Minutes

Planning Commission Workshop – January 30, 2025

Planning Commission Meeting – February 6, 2025

III. Street Names – No Public Hearing Required

IV. 540 Reviews – No Public Hearing Required

1. Grand Strand Water and Sewer Authority- Bucksport Maintenance Bldg.- PIN 45500000002

V. Rezoning Requests

1. **2025-02-001-** G3 Engineering, agent for Farrow 707 LLC- Request to amend an existing Planned Development District (PDD) located on Hwy 707 in Murrells Inlet (Council Member/Commissioner: Servant/Ray)
2. **2025-02-002-** G3 Engineering, agent for Rhino 10, LLC- Request to rezone approximately 4.02 acres from Residential (MSF 10) to Passenger and Product Transportation (PA 1) located on Holmestown Rd & Scipio Ln in Myrtle Beach (Council Member/Commissioner: Loftus/Harris)
3. **DEFERRED 2025-02-003-** Robert S. Guyton, agent for Curtis L Williamson III- Request to rezone an approximate 96.07 acre portion from Limited Forest Agriculture (LFA) to Multi Residential District-Preservation (MRD-P) located on Hwy 905 in Conway (Council Member/Commissioner: Hardee/Prince)
4. **WITHDRAWN PC-2025-04 *** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 18700000008 from Rural Communities, Rural, and Scenic & Conservation to Rural Communities. (Associated with rezoning 2025-02-004)
2025-02-004- Kingston Engineering, agent for Squires Brothers Investment Group, LLC- Request to rezone approximately 193.45 acres from Commercial Forest Agriculture (CFA) & Forest Agriculture (FA) to Multi Residential (MRD 1) located on Lawson Rd in Loris (Council Member/Commissioner: Hardee/Prince)
5. **PC-2025-05 *** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 29600000037 from Rural and Scenic & Conservation to Rural Communities. (Associated with rezoning 2025-02-005)
2025-02-005- G3 Engineering, agent for Creekside Custom Homes LLC- Request to rezone approximately 70.14 acres from Commercial Agriculture (AG 2) to Multi Residential (MRD 1) located on Hwy 19 in Conway (Council Member/Commissioner: Hardee/Prince)



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6. **2025-02-006-** DRG, agent for Steve P. Politis Etal- Request to rezone approximately 53.33 acres from Commercial Forest Agriculture (CFA) to Multi Residential (MRD 1) located on Old Reaves Ferry Rd in Conway (Council Member/Commissioner: Hardee/Prince)
7. **DEFERRED PC-2025-06 *** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 20900000001 from Rural to Rural Communities. (Associated with rezoning 2025-02-007)
2025-02-007- Robert S. Guyton, agent for DABS of MB LLC- Request to rezone approximately 127.62 acres from Forest Agriculture (FA) & Residential (SF 10) to Multi Residential (MRD 1) located on Hwy 45 in Loris (Council Member/Commissioner: Hardee/Prince)
8. **2025-02-008-** DRG, agent for Equity Trust Co Etal- Request to rezone approximately 91.26 acres from Limited Forest Agriculture (LFA) to Residential (SF 20) located on Ashley Circle in Conway (Council Member/Commissioner: Hardee/Prince)

VI. Text Amendment

AN ORDINANCE AMENDING ARTICLE XIV, SECTION 1413 OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA PERTAINING TO HEAVY MANUFACTURING.

VII. Adjourn