



*Committed to Excellence*

## HORRY COUNTY PLANNING COMMISSION WORKSHOP

### AGENDA

April 24, 2025 – 3:00 p.m.

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**I. Call to Order – 3:00 p.m.**

**II. Approval of Minutes**

Planning Commission Workshop – March 27, 2025.....	7-10
Planning Commission Meeting – April 3, 2025.....	11-15

**III. New Business**

**1. CIP Capital Improvements Plan – Public Hearing Required**

The Horry County Planning Commission will hold a Public Hearing for the Capital Improvements Plan for consistency with the Imagine 2040 Comprehensive Plan.....16-25

**2. Imagine 2040 Comprehensive Plan**

Horry County Planning Commission initiates the Imagine 2040 Comprehensive Plan Five-year REVIEW and Resiliency requirement.....26

**IV. Street Names – No Public Hearing Required**

**V. Rezoning Requests**

- 1. PREVIOUSLY DEFERRED PC-2025-09\*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 27109030013 from Scenic & Conservation to Rural. (Associated with rezoning 2025-03-010)

**2025-03-010-** Diamond Shores, agent for DE Properties LLC- Request to rezone approximately 1.48 acres from Limited Forest Agriculture (LFA) to Residential (MSF 20) located on Hwy 66 & Fowler Rd in Conway (Council Member/Commissioner: Hardee/Prince).....28-38

- 2. PC-2025-11\*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 24900000051 from Rural and Scenic & Conservation to Rural Communities. (Associated with rezoning 2025-04-003)

**2025-04-003-** Kingston Engineering, agent for Conway Atlantic Land Development LLC- Request to rezone approximately 40.87 acres from Forest Agriculture (FA) to Multi Residential (MRD 1) located on Costie Allen Rd in Aynor (Council Member/Commissioner: Hardee/Prince).....39-53

- 3. REMANDED FROM COUNCIL 2025-02-005-** G3 Engineering, agent for Creekside Custom Homes LLC- Request to rezone approximately 70.15 acres from Commercial Agriculture (AG 2) to Multi Residential District-Preservation (MRD-P) located on Hwy 19 in Conway (Council Member/Commissioner: Hardee/Prince).....54-64

- 4. DEFERRED 2025-02-008-** DRG, agent for Equity Trust Co Etal- Request to rezone an approximate 33.69 acre portion from Limited Forest Agriculture (LFA) to Residential (SF 20) located on Ashley Circle in Conway (Council Member/Commissioner: Hardee/Prince)



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5. **DEFERRED 2025-03-006-** Douglas R MacRae Jr Etal & Heather L Turner- Request to rezone approximately 1.52 acres from Residential (SF 10) & Commercial Forest Agriculture (CFA) to Residential (SF 20) located on Academy Dr in Conway (Council Member/Commissioner: Anderson/Hennigan)
6. **DEFERRED 2025-03-007-** Russell Wayne Calhoun Jr- Request to rezone approximately 0.99 acres from Forest Agriculture (FA) to Residential (MSF 20) located on Society Dr in Conway (Council Member/Commissioner: Allen/Brown)
7. **DEFERRED 2025-03-008-** Diamond Shores, agent for Evan Scott Grainger Etal- Request to rezone approximately 99.28 acres from Residential (SF 8.5) to Destination Park (DP) located on Highway 905 in Longs (Council Member/Commissioner: Causey/Ford)  
**Design Modification:** Design Standards- External Land Development Access Requirements (Gated emergency access in lieu of a required second access)
8. **2025-04-001-** Earthworks, agent for Della Ann Bryant, Frank Charles Bryant & Duke Enterprises Inc- Request to rezone an approximate 1.79 acre portion from Residential (MSF 6) & Limited Industrial (LI) to Retail with Accessory Outdoor Storage (RE 4) located on Fred Nash Blvd in Myrtle Beach (Council Member/Commissioner: Loftus/Harris).....65-70
9. **2025-04-002-** Alan D Flores, agent for Caroline Crater Etal- Request to rezone approximately 1.99 acres from Residential (SF 40) to Agricultural Ranchettes (AG 6) located on Julious Ln in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker).....71-77
10. **2025-04-004-** Ashwood Holdings LLC- Request to rezone an approximate 42.35 acre portion from Limited Forest Agriculture (LFA) to Agricultural Community Services (AG 3) located on McKinley Shortcut Rd in Conway (Council Member/Commissioner: Hardee/Prince).....78-83

## VI. Adjourn