



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP

AGENDA

June 26, 2025 – 3:00 p.m.

I. Call to Order – 3:00 p.m.

II. Approval of Minutes

Planning Commission Workshop – May 29, 2025.....	7-11
Planning Commission Meeting – June 5, 2025.....	12-16

III. Election of Officers

1. Chairman
2. Vice Chairman

IV. Street Names – No Public Hearing Required.....17

V. Rezoning Requests

1. DEVELOPMENT AGREEMENT FOR 2025-03-002 – Public Hearing Required

*An Ordinance to approve a Development Agreement between Horry County and Pulte Home Company, LLC. Pertaining to 157.4 acres and identified as Pins 26300000008 & 26300000014, located on Hwy 57 in Little River. The proposed development agreement includes uses associated with a Planned Development District. A copy of the development agreement can be obtained at the Horry County Planning Office, located at 1301 Second Ave., Conway, SC 29526. A public hearing will be held at the Planning Commission Workshop on June 26, 2025 at 3pm. (Associated with rezoning 2025-03-002).....21-39

PC-2025-13* A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PINS 26300000008 & 26300000014 from Rural to Rural Communities. (Associated with rezoning 2025-03-002)

PREVIOUSLY DEFERRED 2025-03-002*- DRG, agent for Dennis G Permenter Etal- Request to rezone approximately 157.4 acres from Commercial Forest Agriculture (CFA) to Planned Development District (PDD) located on Hwy 57 in Little River (Council Member/Commissioner: Dukes/Platt)

Design Modification: Design Standards- External Land Development Access Requirements (Two gated emergency accesses in lieu of two required full accesses).....40-59

2. PC-2025-15* A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 42912010011 from Rural Communities to Suburban. (Associated with rezoning 2025-06-001)

2025-06-001- Larry Williams- Request to rezone approximately 0.94 acres from Neighborhood Commercial (NC) to Retail with Accessory Outdoor Storage (RE 4) located on Hwy 544 in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker).....60-69

3. PC-2025-14* A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 28900000039 from Rural to Rural Communities. (Associated with rezoning 2025-06-003)

2025-06-003- Earthworks, agent for Intracoastal Homes LLC- Request to rezone an approximate 13.38 acre portion from Forest Agriculture (FA) to Residential (MSF 14.5) located on Clay Hill Rd & Lundy Shortcut Rd in Galivants Ferry (Council Member/Commissioner: Allen/Brown).....70-83



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- 4. **2025-06-002-** Ralph A Pandure Jr Etal- Request to rezone an approximate 0.57 acre portion from Neighborhood Retail Services (RE 1) to Residential (MSF 10) located on Mineola Ave in Little River (Council Member/Commissioner: Dukes/Platt).....84-90
- 5. **2025-06-004-** Fr. Antony Zaki, agent for St. Mark the Apostle Coptic Orthodox Church- Request to rezone approximately 13.41 acres from General Residential (GR) & Neighborhood Commercial to Resort Housing (RH) located on Carolina Forest Blvd in Myrtle Beach (Council Member/Commissioner: DiSabato/Edwards).....91-97
- 6. **2025-06-005-** Kenneth James DeMarse Etal- Request to rezone approximately 1.81 acres from Limited Forest Agriculture (LFA) to Residential (MSF 20) located on Hwy 139 in Conway (Council Member/Commissioner: Hardee/Prince).....98-103
- 7. **DEFERRED 2025-06-006-** William Oram, agent for Carolina Real Estate Holdings LLC- Request to rezone approximately 8.14 acres from Mobile Home Park (MHP) to Mobile Home Park (MHP) & Residential (MSF 6) located on Shetland Lane in Myrtle Beach (Council Member/Commissioner: Loftus/Harris)

VI. Text Amendment

AN ORDINANCE AMENDING ARTICLE VIII, SECTION 804 OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA PERTAINING TO THE HIGHWAY 707 OVERLAY ZONE.....104-112

VII. Development Agreements - Public Hearing Required

DEFERRED *An Ordinance to approve a Development Agreement between Horry County and HWY 66, LLC and Equity Trust Company Custodian FBO Mark Philip Karavan. Pertaining to 33.69 acres and identified as Pin 27100000058, located on Ashley Circle in Conway. The proposed development agreement limits the maximum number of residential homes to be constructed upon the property. A copy of the development agreement can be obtained at the Horry County Planning Office, located at 1301 Second Ave., Conway, SC 29526. A public hearing will be held at the Planning Commission Workshop on June 26, 2025 at 3pm. (Associated with rezoning 2025-02-008)

*An Ordinance to approve a Development Agreement between Horry County and Hwy. Nine Industrial Holdings, LLC. Pertaining to 79.48 acres and identified as Pin 21000000004, located on Hwy 701 S in Loris. The proposed development agreement includes road improvements to U.S. Highway 701 and buffer requirements. A copy of the development agreement can be obtained at the Horry County Planning Office, located at 1301 Second Ave., Conway, SC 29526. A public hearing will be held at the Planning Commission Workshop on June 26, 2025 at 3pm. (Associated with rezoning 2025-05-008).....113-121

VIII. Adjourn