



*Committed to Excellence*

**HORRY COUNTY PLANNING COMMISSION MEETING**

**REVISED** AGENDA

**June 1, 2023 – 5:30 p.m.**

- I. Call to Order – 5:30 p.m.
- II. Invocation & Pledge of Allegiance
- III. Public Input- You must register in the Planning Department one hour prior to the meeting.
- IV. Street Names - No Public Hearing Required.....16

**V. Design Modifications**

- 1. Design Modification for PIN: 400-00-00-0027 & 416-00-00-0266 (DR Horton Inc. & Eagle South LLC - Ridgefield)

**VI. Public Hearings**

**Rezoning Requests**

- 1. **2023-03-010-** Diamond Shores, agent for J Martin, LLC- Request to rezone 66.6 acres from Multi Residential (MRD 1) and Highway Commercial (HC) to Multi Residential (MRD 1) & Retail with Accessory Outdoor Storage (RE 4) located off of SC 9 and Underwood Rd in Longs (Council Member/Commissioner: Causey/Ford).....27-35
- 2. **DEFERRED- 2023-04-002-** Venture Engineering, agent for Carolina Company Limited Liability CO- Request to rezone 6.99 acres from Residential (SF 6) to Convenience and Auto-related Services (RE 3) located on Highway 17 and Deerfield Ave in Myrtle Beach (Council Member/Commissioner: Loftus/Thompson)
- 3. **2023-05-001-** Venture Engineering, agent for Abrigo Guardado- Request to rezone 0.92 acres from Forest Agriculture (FA) to Residential (SF 20) located off Highway 9 Business and Prince Street in Loris (Council Member/Commissioner: Causey/Ford) .....36-41
- 4. **2023-05-002-** Dock Hardee ETAL- Request to rezone 1.4 acres from Commercial Forest Agriculture (CFA) to Retail with Accessory Outdoor Storage (RE 4) located off Highway 701 N in Conway (Council Member/Commissioner: Anderson/Hennigan).....42-47
- 5. **2023-05-003-** David E. Phillips III- Request to rezone 1.1 acres from Commercial Forest Agriculture (CFA) to Residential (SF 7) located off Cashmere Ln, Lot C in North Myrtle Beach (Council Member/Commissioner: Dukes/Platt).....48-53
- 6. **2023-05-004-** Venture Engineering, agent for Brittany Edge ETAL and Arlene Edge Faulk- Request to rezone 21.36 acres from Commercial Forest Agriculture (CFA) to Limited Manufacturing and Industrial (MA 1) located at the intersection of Monaca Dr and Chestnut Rd in Longs (Council Member/Commissioner: Causey/Ford).....54-59
- 7. **2023-05-005-** Venture Engineering, agent for Deerslayer, LLC- Request to rezone a 2.1-acre portion from Limited Forest Agriculture (LFA) to Commercial Forest Agriculture (AG 2) located at the



**HORRY COUNTY PLANNING COMMISSION MEETING**

intersection of Highway 905 and Highway 66 in Conway (Council Member/Commissioner: Hardee/Prince).....60-65

- 8. **2023-05-006-** Diamond Shores, agent for Dwight Dewitt- Request to rezone 15 acres from Residential (SF 40) to Convenience and Auto-related Services (RE 3) located off Highway 90 in Conway (Council Member/Commissioner: Hardee/Prince).....66-71
- 9. **2023-05-007-** DRG, agent for Tupelo Grove, LLC and Cottonwood Cove, LLC- Request to amend 109.36 acres from Planned Development (PDD) to Planned Development located off River Oaks Dr in Myrtle Beach (Council Member: DiSabato/Rhome).....72-93
- 10. **DEFERRED PC- 2023-04\*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PINS 299-00-00-0017, 299-03-02-0007, and 299-03-02-0008 from Rural to Rural Communities (Associated with rezoning request 2023-05-008)  
**DEFERRED 2023-05-008-** Diamond Shores, agent for MS Building Foundations, LLC and Nikolai Strelieff- Request to amend 47.08 acres from Planned Development (PDD) to Planned Development (PDD) and Residential (MSF 14.5) located on Daphne Dr in Conway (Council Member/Commissioner: Hardee/Prince)
- 11. **PC- 2023-03\*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 30507020025 from Rural Communities to Suburban (Associated with rezoning request 2023-05-009).....94-97  
**2023-05-009-** Myeshia Moss, agent for Frankie Mae Moss- Request to rezone .5 acres from Commercial Forest Agriculture (CFA) to Residential (MSF 10) located on Shelly’s Pl in Little River (Council Member/Commissioner: Dukes/Platt).....98-103

**VII. Text Amendments**

AN ORDINANCE AMENDING ARTICLE IX, SECTION 909 OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA AS IT PERTAINS TO CAMPERS AND/OR RECREATION VEHICLE USES AS TEMPORARY LIVING ACCOMMODATIONS.....104-108

AN ORDINANCE AMENDING ARTICLE XI, SECTIONS 1102, 1104 & 1105 OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA MORE COMMONLY KNOWN AS THE ZONING BOARD OF APPEALS.....109-113

AN ORDINANCE AMENDING ARTICLE IV, SECTION 400 OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA PERTAINING TO MANUFACTURED HOMES. ....114-119

**VIII. Adjourn**