



Committed to Excellence

**HORRY COUNTY PLANNING COMMISSION MEETING
AGENDA**

October 1, 2020 – 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. New Business**
- V. Approval of Minutes**
 - 1. Planning Commission Workshop – August 27, 2020**11-12**
 - 2. Planning Commission Meeting – September 3, 2020**13-15**
- VI. Street Names - NO PUBLIC HEARING REQUIRED16**
- VII. Design Modifications**
 - 1. **PIN 15815010002** – To allow a subdivision on a substandard road without road upgrade easement.....**17-20**
- VIII. Public Hearings**
 - A. Rezoning Requests**
 - 1. **PREVIOUSLY DEFERRED TWICE 2020-07-003** – Timothy D Davis – Request to rezone 42.61 acres from Agricultural Manufactured Estate (AG5) to Commercial Agriculture (AG2) located at the corner of Willard Rd and Hwy 931 in Conway (Council Member – Allen)**22-26**
 - 2. **ORDINANCE 76-2020 - (9/18/2020 County Council remanded to Planning Commission for reconsideration) 2020-07-010** – Kevin Hackett – Request to rezone 3 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Circle Ln in Myrtle Beach (Council Member – Loftus)**28-33**
 - 3. **DEFERRED TO 11/5/2020 - 2020-08-002** – Christopher W Holmes – Request to rezone .6 acres from Highway Commercial (HC) & Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on the corner of Hwy 9 E. & Old Loris Longs Rd in Loris (Council Member – Prince) ...**34-40**
 - 4. **PREVIOUSLY DEFERRED 2020-08-003** – The Earthworks Group, agent for Lauderdale Bay Estates Development – Request to amend the existing Multi Residential Three (MRD3) zoning of 18.62 acres located on Hwy 17, south of Pompano Ct in Myrtle Beach (Council Member – Loftus)**42-54**
 - DESIGN MODIFICATION**
 - 5. **2020-09-002** – G3 Engineering & Surveying, agent for Charles Everette Brown / Richardson Custom Builders LLC – Request to rezone 6.48 acres from Residential (SF20) & Commercial Forest



HORRY COUNTY PLANNING COMMISSION MEETING

Agriculture (CFA) to Multi-Residential One (MRD1) located on Carolina Wren Road in Conway
(Council Member – Bellamy)**56-60**

6. 2020-09-003 - DDC Engineers, agent for Rebecca Collins – Request to amend the boundaries of the exiting Multi Residential Three (MRD3) and Planned Unit Development (PUD) located at Hwy 31 & Hwy 544 in Myrtle Beach (Council Member – Crawford)**62-67**

7. 2020-09-004 – Venture Engineering Inc., agent for Nestor Jacome ETAL – Request to rezone 1.85 acres from Residential (MSF6) to Commercial Agriculture (AG2) located on Hwy 707 near Hackamore Dr in Myrtle Beach (Council Member – Loftus)**68-73**

8. DEFERRED TO 11/5/2020 - 2020-09-005 – Venture Engineering Inc., agent for Shaftesbury Glen - Request to amend the existing Planned Development District (PDD) at Shaftesbury Glen Golf & Fish Club along Caines Landing Rd in Conway (Council Member – Hardee)**74-84**

9. 2020-09-006 – Todd Huffstetler – Request to rezone 1 acre from Limited Forest Agriculture (LFA) to Residential (SF14.5) located off Hwy 905 near Hwy 22 in Conway (Council Member – Hardee)**86-91**

10. 2020-09-007 – Venture Engineering Inc., agent for DOROB – Request to rezone 9.41 acres from Planned Development District (PDD) to Multi-Residential Three (MRD3) located on Hwy 57 near Stones Edge Blvd in Little River (Council Member – Worley)**92-97**

11. 2020-09-009 – Venture Engineering Inc., agent for Princefield LLC – Request to rezone 31.69 acres from Residential (SF10) to Residential (MSF10) located on Hwy 66 near Hwy 747 in Loris (Council Member – Prince)**98-102**

12. 2020-09-010 – G3 Engineering, agent for Charles L Permenter & Drada Hydeck – Request to rezone 23.5 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located on Hwy 90 in Little River (Council Member – Prince)**104-111**

Design Modification

13. 2020-09-011 – G3 Engineering, agent for Winyah Property Group II LLC – Request to rezone 41.45 acres from Forest Agriculture (FA) to Multi-Residential One (MRD1) located on Enoch Rd in Conway (Council Member – Allen)**112-118**

14. 2020-09-012 – Neil Bowers, agent for BCWW Partnership – Request to amend the existing Planned Development District (PDD) zoning on 10.57 acres located at the intersection of Hwy 9 & Hwy 57 in Little River (Council Member – Prince)**120-133**

B. Text Amendments

AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE VII, SECTION 752 OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO THE MULTI-RESIDENTIAL DISTRICT**134-144**

IX. Adjourn