

HORRY COUNTY PLANNING COMMISSION



September 3, 2020

~ 2020 ~

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PC WORKSHOP

PC MEETING

COUNTY COUNCIL

ZBA MEETING

COUNTY HOLIDAYS

PLANNING & ZONING DEPT
1301 2nd Avenue Room 1D09
Conway, SC 29526

Phone: (843) 915-5340
Fax: (843) 915-6341



Memorandum

To: Planning Commission Members
From: Susi Miller, Planning & Zoning Tech
Date: August 27, 2020
Re: Upcoming Meeting Dates and Times

August 27, 2020

3:00 p.m.

Planning Commission Workshop

Virtual Meeting

September 1, 2020

6:00 p.m.

County Council Meeting

Council Chambers, 1301 Second Ave, Conway

September 3, 2020

5:30 p.m.

Planning Commission Meeting

Multi-purpose Room B, 1301 Second Ave, Conway

September 7, 2020

County Holiday

September 15, 2020

6:00 p.m.

County Council Meeting

Council Chambers, 1301 Second Ave, Conway

September 24, 2020

3:00 p.m.

Planning Commission Workshop

Virtual Meeting

October 1, 2020

5:30 p.m.

Planning Commission Meeting

Multi-purpose Room B, 1301 Second Ave, Conway

REZONING REVIEW CRITERIA

Every zoning amendment should be analyzed with regard to the following:

A.

Comprehensiveness:

1. Is the change contrary to the established land-use pattern?
2. Would change create an isolated district unrelated to surrounding districts; i.e., Is this "spot zoning"?
3. Would change alter the population density pattern and thereby increase the load on public facilities (schools, sewers, streets)?
4. Are present district boundaries illogically drawn in relation to existing conditions?
5. Would the proposed change be contrary to the Future Land Use Plan?

B.

Changed Conditions:

1. Have the basic land use conditions been changed?
2. Has development of the area been contrary to existing regulations?

C.

Public Welfare:

1. Will change adversely influence living conditions in the neighborhood?
2. Will change create or excessively increase traffic congestion?
3. Will change seriously reduce the light and air to adjacent areas?
4. Will change adversely affect property values in adjacent areas?
5. Will change be a deterrent to the improvement or development of adjacent property in accord with existing regulations?
6. Will change constitute a grant of a special privilege to an individual as contrasted to the general welfare?

D.

Reasonableness:

1. Are there substantial reasons why the property cannot be used in accord with existing zoning?
2. Is the change requested out of scale with the needs of the neighborhood or the county?
3. Is it impossible to find adequate sites for the proposed use in districts permitting such use?

Zoning Districts

(Highlighted districts are no longer available for use in the rezoning of property)

AG1	Agriculture	Businesses for the raising, care and harvesting of trees, plants, animals and crops
AG2	Commercial Agriculture	Farm related businesses characterized as agriculture-commercial in nature
AG3	Agricultural Community Services	Intended for businesses that meet the needs of the rural community
AG4	Agricultural Estate	Residential development of five acres or greater with non-commercial farming activities, horses and limited farm animals
AG5	Agricultural Manufactured Estate	Residential development of five acres or greater including manufactured, modular and mobile homes with non-commercial farming activities, horses & limited farm animals
AG6	Agricultural Ranchettes	Residential on two acres or greater with non-commercial farming activities & horses
AG7	Manufactured Agricultural Ranchettes	Residential development of two acres or greater including manufactured, modular and mobile homes with non-commercial farming activities
LFA	Limited Forest Agriculture	Agriculture, low-density residential, forestry uses as well as limited commercial (agriculturally related), social, cultural, recreational, and religious uses
FA	Forest Agriculture	Agriculture, forestry, low-density residential, limited commercial (maximum size of 4,500 sq.ft.), social, cultural, recreational, and religious uses
CFA	Commercial Forest Agriculture	Agriculture, forestry, low-density residential, commercial, social cultural, recreational and religious uses
CP	Conservation/Preservation	Preserves environmentally sensitive or scenic lands
CO1	Conservation/Preservation	Preserves environmentally sensitive areas, such as wetlands, bays, creeks etc.
BO1	Boating/Marine Commercial	Businesses reliant on the ocean, rivers and streams
RE	Rural Estates	Rural family farms with minimum 1-acre lots excluding mobile home and including livestock and limited commercial
SF40	Residential, no mobile homes allowed	Minimum lot size - 40,000 sq. ft.
SF20	Residential, no mobile homes allowed	Minimum lot size - 20,000 sq. ft.
SF14.5	Residential, no mobile homes allowed	Minimum lot size - 14,500 sq. ft.
SF10	Residential, no mobile homes allowed	Minimum lot size - 10,000 sq. ft.
SF8.5	Residential, no mobile homes allowed	Minimum lot size - 8,500 sq. ft.
SF7	Residential, no mobile homes allowed	Minimum lot size - 7,000 sq. ft.
SF6	Residential, no mobile homes allowed	Minimum lot size - 6,000 sq. ft.(SF) or 8,000 sq. ft. (duplex)
MSF40	Residential, including mobile homes	Minimum lot size - 40,000 sq. ft.
MSF20	Residential, including mobile homes	Minimum lot size - 20,000 sq. ft.
MSF14.5	Residential, including mobile homes	Minimum lot size - 14,500 sq. ft.
MSF10	Residential, including mobile homes	Minimum lot size - 10,000 sq. ft.
MSF8.5	Residential, including mobile homes	Minimum lot size - 8,500 sq. ft.
MSF7	Residential, including mobile homes	Minimum lot size - 7,000 sq. ft.
MSF6	Residential, including mobile homes	Minimum lot size - 6,000 sq. ft.(SF) or 8,000 sq. ft. (duplex)
MHP	Mobile Home Park	Mobile home developments in which lots are leased
MRD 1	Multi-Residential One	Allows for mixed residential development in the <i>rural</i> areas of the county as identified on the future land use map.
MRD 2	Multi-Residential Two	Allows for mixed residential development in the <i>suburban</i> areas of the county as identified on the future land use map
MRD 3	Multi-Residential Three	Allows for mixed residential development in the <i>urban</i> areas of the county as identified on the future land use map
GR	General Residential	High density development including apartments and condominiums
GRn	General Residential "n"	One, two, multi-family, apartment and condominiums at a specified density per acre. No mobile homes are allowed.

RR	Resort Residential	Hotels, motels and resort condominiums
RC	Resort Commercial	Hotels, motels, condominiums, and marinas
RH	Resort Housing	Medium to high-density housing for transient population
AC	Amusement Commercial	Businesses providing entertainment as its primary activity
AM1	Indoor Amusement Commercial	Amusement related uses within buildings or facilities
AM2	Outdoor Amusement Commercial	Amusement related uses generally located outside buildings or facilities
NC	Neighborhood Commercial	Businesses intended to serve the surrounding neighborhood
CC	Community Commercial	Pedestrian-oriented commercial centers
HC	Highway Commercial	Automobile-oriented commercial development
CR	Commercial Recreation	Allows uses focused on commercially operated recreational activities
EIO	Education, Institution, Office	Allows uses focused on providing services that meet the education, medical, personal, professional, religious, and social needs of the community
RCS	Retail Consumer Services	Allows uses focused on commercially operated recreational activities public consumes, purchases or participates in as part of their day-to-day activities
TRS	Transportation Related Services	Allows uses that are auto reliant or focused on providing services for autos, public or private transportation facilities, services and communication facilities
RE1	Neighborhood Retail Services	Retail business or services with limited impacts intended to serve immediate neighborhood
RE2	Community Retail Services	Retail Business uses near communities or along transportation corridors
RE3	Convenience & Auto-related Services	Retail and service uses located adjacent to arterials or collector streets
RE4	High Bulk Retail	Retail or services businesses requiring outdoor storage areas
PA1	Passenger & Product Transportation	Intended for businesses that move people or goods within Horry County or to other destinations
OPI	Office/Professional/Institutional	Office developments, hospitals, and nursing homes
PR1	Office-Professional	Office or institutional uses
PR2	Campus Institution, Office & Research	Research, institutional & light industrial uses that are developed in "park" settings
ME1	Inpatient Medical Services	Inpatient and outpatient medical services (doctor's office, clinics etc.)
ME2	Outpatient Medical Services	Intense outpatient medical services (drug treatment centers, counseling facilities etc.)
LI	Limited Industrial	Industries not considered objectionable in terms of smoke noise, etc.
HI	Heavy Industrial	Large scale manufacturing, processing, and assembling operations
MA1	Limited Manufacturing and Industrial	Industries that do not pose potential environmental or safety hazards
MA2	General Manufacturing and Industrial	Industrial and manufacturing uses that may require outdoor storage
MA3	Heavy/Intense Manufacturing and Industrial	Intense manufacturing and industrial uses not appropriate in proximity to commercial or residential uses
PDD	Planned Development District	Allows for mixture of residential, commercial, office, industrial uses on a single site provided a written narrative and conceptual plan are submitted (PDD replaces the PUD district)
DP	Destination Park	Recreational sites for travel trailers and campers

Public Hearing Notice

The Horry County Planning Commission will hold a public hearing on Thursday, September 3, 2020 at 5:30 p.m. in the Multi-purpose Room of the Government & Justice Center located at 1301 Second Ave in Conway, South Carolina for the following rezoning requests. The Commission members will meet at 4:45 p.m. for refreshments. The Planning Commission Workshop will be held Thursday, August 27, 2020 at 3:00 p.m. All interested persons are urged to attend.

2020-08-001 – Dennis M & Mary Ann Leach – Request to rezone 10.69 acres from Residential (MSF20) to Commercial Agriculture (AG2) located on Herbert Lane in Myrtle Beach (Council Member – Loftus)

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)

2020-08-003 – The Earthworks Group, agent for Lauderdale Bay Estates Development – Request to amend the existing zoning of 16.76 acres, Multi Residential Three (MRD3) located on Hwy 17, south of Pompano Ct in Myrtle Beach (Council Member – Loftus)

2020-08-004 – G3 Engineering & Surveying, agent for DG Golf Limited Partnership – Request to rezone 119.59 acres from Residential (SF10) & Highway Commercial (HC) to High Bulk Retail (RE4) & Multi-Residential Three (MRD3) located on Hwy 544 across from Myrtle Ridge Dr in Conway (Council Member – Vaught)

2020-08-005 – Jones & Jones Properties LLC – Request to rezone 2.76 acres from Retail Consumer Services (RCS) to High Bulk Retail (RE4) located on Leisure Ln in Myrtle Beach (Council Member – Crawford)

Street Names - Consider the following street name change. All interested persons are urged to attend. For further information, please call Nancy Tindall (843) 915-7893

Little River Postal District (29566)

Olivewood Drive – A public right of way off Pecan Street in the Hidden Brooke Development and currently named Flowering Branch Avenue

Title VI Notice

Horry County Government does not discriminate on the basis of race, color, national origin or sex, under Title VI of the Civil Rights Act. Persons who believe their access to services or programs is limited in violation of Title VI may contact the Title VI Coordinator at 843-915-7354.

Es la poliza de Gobierno de Condado de Horry de asegurar que ninguna persona sea excluida de participacion o sea negado los beneficios, o sea desicriminado bajo cualquiera de sus programas y actividades financiado con fondos federales sobre la base de raza, color, origen nacional o sexo, como proveido por el Titulo VI. Las personas que creen que su acceso a los servicios o programas es limitado en violacion del Titulo VI puede ponerse en contacto con el la Coordinadores de Titulo VI, al 843-915-7354.

Americans with Disabilities Act (ADA) Information

The meeting site is accessible to persons with disabilities. Accommodations for persons with disabilities may be arranged with advance notice by calling the Title VI Coordinator at 843-915-7354.

Informacion sobre el Acta (ADA) para estadounidenses con discapacidades

El lugar de la reunion es accesible par alas personas con discapacidades. Se puede hace arreglos de acomodacion reasonable par alas personas con discapacidades, con aviso anticipado, llamando al con la Coordinadores de Titulo VI, al 843-915-7354.



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING

AGENDA

September 3, 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 – July 30, 2020.....**10-11**
 - 2. Planning Commission Meeting – August 6, 2020**12-14**
- VI. Developments - Street Names - No Public Hearing Required**
- VII. Street Name – Public Hearing Required**
Little River Postal District (29566)
 - Olivewood Drive** – A public right of way off Pecan Street in the Hidden Brooke Development and currently named Flowering Branch Avenue**15**
- VIII. Rezoning Requests**
 - 1. **PREVIOUSLY DEFERRED TWICE 2020-05-005** - H.B. Springs Co. Real Estate, agent for Carolina Company LLC - Request to rezone 8 acres from Residential (SF6) to Convenience & Auto-related Services (RE3) located at US Bypass 17 at Deerfield Links Dr. in Myrtle Beach (Council Member – Servant)**16-20**
 - 2. **PREVIOUSLY DEFERRED 2020-07-001** – Wil Witt, agent for Grand Strand Christian Church - Request to rezone 2.48 acres from Residential (SF10) to Multi-Residential Three (MRD3) located on Burcale Rd in Myrtle Beach (Council Member – Vaught)**22-29**
 - 3. **PREVIOUSLY DEFERRED 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)**30-34**
 - 4. **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)**36-39**
 - 5. **2020-08-001** – Dennis M & Mary Ann Leach – Request to rezone 10.69 acres from Residential (MSF20) to Commercial Agriculture (AG2) located on Herbert Lane in Myrtle Beach (Council Member – Loftus)**40-45**



HORRY COUNTY PLANNING COMMISSION MEETING

- 6. **DEFERRED 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)**46-47**

- 7. **DEFERRED 2020-08-003** – The Earthworks Group, agent for Lauderdale Bay Estates Development – Request to amend the existing zoning of 16.76 acres, Multi Residential Three (MRD3) located on Hwy 17, south of Pompano Ct in Myrtle Beach (Council Member – Loftus)**48-49**

- 8. **2020-08-004** – G3 Engineering & Surveying, agent for DG Golf Limited Partnership – Request to rezone 119.59 acres from Residential (SF10) & Highway Commercial (HC) to High Bulk Retail (RE4) & Multi-Residential Three (MRD3) located on Hwy 544 across from Myrtle Ridge Dr. in Conway (Council Member – Vaught)**50-60**

- Design Modification****51**

- 9. **2020-08-005** – Jones & Jones Properties LLC – Request to rezone 2.76 acres from Retail Consumer Services (RCS) to High Bulk Retail (RE4) located on Leisure Ln in Myrtle Beach (Council Member – Crawford)**62-68**

IX. Adjourn



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP

AGENDA

August 27, 2020 – 3:00 p.m.

- I. Call to Order – 3:00 p.m.**
- II. New Business**
- III. Developments - Street Names - No Public Hearing Required**
- IV. Street Name – Public Hearing Required**
Little River Postal District (29566)
 - Olivewood Drive** – A public right of way off Pecan Street in the Hidden Brooke Development and currently named Flowering Branch Avenue15
- V. Rezoning Requests**
 - 1. PREVIOUSLY DEFERRED TWICE 2020-05-005 - H.B. Springs Co. Real Estate, agent for Carolina Company LLC - Request to rezone 8 acres from Residential (SF6) to Convenience & Auto-related Services (RE3) located at US Bypass 17 at Deerfield Links Dr. in Myrtle Beach (Council Member – Servant)16-20**
 - 2. PREVIOUSLY DEFERRED 2020-07-001 – Wil Witt, agent for Grand Strand Christian Church - Request to rezone 2.48 acres from Residential (SF10) to Multi-Residential Three (MRD3) located on Burcale Rd in Myrtle Beach (Council Member – Vaught)22-29**
 - 3. PREVIOUSLY DEFERRED 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)30-34**
 - 4. 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)36-39**
 - 5. 2020-08-001 – Dennis M & Mary Ann Leach – Request to rezone 10.69 acres from Residential (MSF20) to Commercial Agriculture (AG2) located on Herbert Lane in Myrtle Beach (Council Member – Loftus)40-45**
 - 6. DEFERRED 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)46-47**
 - 7. DEFERRED 2020-08-003 – The Earthworks Group, agent for Lauderdale Bay Estates Development – Request to amend the existing zoning of 16.76 acres, Multi Residential Three (MRD3) located on Hwy 17, south of Pompano Ct in Myrtle Beach (Council Member – Loftus)48-49**



HORRY COUNTY PLANNING COMMISSION WORKSHOP

- 8. **2020-08-004** – G3 Engineering & Surveying, agent for DG Golf Limited Partnership – Request to rezone 119.59 acres from Residential (SF10) & Highway Commercial (HC) to High Bulk Retail (RE4) & Multi-Residential Three (MRD3) located on Hwy 544 across from Myrtle Ridge Dr. in Conway (Council Member – Vaught)**50-60**
- Design Modification****51**
- 9. **2020-08-005** – Jones & Jones Properties LLC – Request to rezone 2.76 acres from Retail Consumer Services (RCS) to High Bulk Retail (RE4) located on Leisure Ln in Myrtle Beach (Council Member – Crawford)**62-68**

VI. Adjourn

2020-07-007 – Sembler Florida Inc, agent for Landbank, LLC – Request to rezone 25.68 acres from Commercial Forest Agriculture (CFA) to Convenience & Auto-related Services (RE3) located at the southwest corner of Carolina Forest Blvd & River Oaks Dr. in Myrtle Beach. David Schwerd gave an overview and stated that no actual plan has been defined. Kevin Letch and Walter Warren were present to address questions and concerns.

2020-07-008 – Venture Engineering, Inc, agent for Canebrake Plantation LLC – Request to rezone 81.36 acres from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Hwy 90 near Old Reaves Ferry Rd in Conway. (**Design Modification**) David Schwerd gave an overview and stated that this request has some elevation issues due to the nearby wetlands. Steve Powell was present to address questions and concerns.

2020-07-009 – Rosemary Chestnut & Linda Jackson – Request to rezone 2.01 acres from Residential (SF40) to Residential (MSF14.5) located on Hwy 905 in Conway. David Schwerd gave an overview. Rosemary Chestnut was present to address questions and concerns.

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. David Schwerd gave an overview. Kevin Hackett was present to address questions and concerns.

2020-07-011 – Michael Misciarelli, agent for Jason Stocks – Request to rezone 1.27 acres from Neighborhood Commercial (NC) to High Bulk Retail (RE4) located at the corner of Hwy 50 and Hwy 111 in Little River. David Schwerd gave an overview. Michael Masciarelli was present to address questions and concerns.

2020-07-012 – Antioch Farms LLC, agent for McNabb Shortcut LLC – Request to rezone 31.76 acres from Residential (SF10) to Mining (MG) located on McNabb Shortcut Rd in Loris. David Schwerd gave an overview. Jason White was present to address questions and concerns and stated that this property will not remain a mine forever. Mr. White also stated that this property is a dirt pit and not a rock quarry and in the future he will develop this property into a residential area with a lake.

With no further business, Pam Cecala made a motion to adjourn and it was seconded. The motion carried unanimously, and the meeting was adjourned at approximately 4:22 p.m.

STATE OF SOUTH CAROLINA)
) Horry County Planning Commission
) Planning Commission Meeting
COUNTY OF HORRY) Thursday, August 6, 2020

The Horry County Planning Commission met on Thursday, August 6, 2020 at 5:30 p.m. in Multi-purpose Room B of the Government & Justice Center located at 1301 Second Avenue in Conway, SC. The following commission members were present: Steven Neeves, Charles Brown, Pam Cecala, Chris Hennigan, Burnett Owens, Jody Prince, Joey Ray, Pamela Dawson and Chuck Rhome. Staff present included David Schwerd, David Jordan, Andy Markunas, Thom Roth, and Susi Miller. Commission members not present: Martin Dawsey

In accordance with the SCFOIA, notices of the meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time, and place of the meeting.

CALL TO ORDER – Chairman Steven Neeves called the meeting to order at approximately 5:30 p.m. There was a quorum present. Vice Chairman Joey Ray led the invocation and the Pledge of Allegiance.

PUBLIC INPUT – None

NEW BUSINESS – None

APPROVAL OF MINUTES

Planning Commission Workshop – June 25, 2020

Planning Commission Meeting – July 2, 2020

Pam Dawson stated that in the Meeting Minutes, request 2020-06-004 should show the motion as 5:2. With the above mentioned correction to the minutes, Chuck Rhome made a motion to approve with correction and Chris Hennigan seconded. The motion to approve the minutes carried unanimously.

NEW STREET NAMES – NO PUBLIC HEARING REQUIRED

Little River Postal District (29566)

Heather Glen

Hazelhead Drive
Longside Court

Sandridge Apartments

Adrift Loop
Afloat Loop

Graham Village

Antietam Place
Juniata Loop
Patapsco Street

Waterfall Villages

Ribbon Street
Havasu Street
Wapama Street
Vernal Place
Sentinel Court
Horsetail Court
Lehamite Court

Longs Postal District (29568)

Cedar Branch Estates

Big Cedar Drive
Little Cedar Drive
Cottonmouth Way
Moccasin Branch Way

Planning Commission Meeting
August 6, 2020

Myrtle Beach Postal District (29579)

Golf Cottages at Legends

Seggie Street
Fife Way
Crail Lane
Lawhead Court
Murray Park Loop

Conway Postal District (29526)

Red Hill Commons

Wehler Court
Belsole Drive

David Schwerd gave an overview. Chris Hennigan made a motion to approve as presented and Chuck Rhome seconded. The motion to approve carried unanimously.

REZONING REQUESTS

2020-07-001 – Wil Witt, agent for Grand Strand Christian Church - Request to rezone 2.48 acres from Residential (SF10) to Multi-Residential Three (MRD3) located on Burcale Rd in Myrtle Beach. This request was deferred until September 3, 2020.

2020-07-002 – Jerry Peirone – Request to rezone 1.71 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Woodwinds Dr. in Conway. David Schwerd gave an overview. James Smith, John Patterson, Carl Lindner, and Vicky Warren spoke in opposition to the request. Their concerns were that a business is run from home, large trucks in and out, foul animal odor, messy yard, and large wooden spools on property, chickens and goats get out and go everywhere. Jerry Peirone was present to address questions and concerns. Staff recommended Disapproval. Chuck Rhome made a motion to approve and Charlie Brown seconded. The motion failed unanimously.

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. David Schwerd gave an overview. After some discussion regarding the proposed use of the property, the applicant requested deferral. Chuck Rhome made a motion to defer and Charlie Brown seconded. The motion to defer carried unanimously.

2020-07-004 – W. Paul Prince – Request to rezone 3.47 acres from Residential (SF20) to Residential (SF14.5) located at the corner of Scenic Dr. and Hwy 701 S in Loris. David Schwerd gave an overview. Mark Berger spoke in opposition to the request. His concerns were traffic, drainage, flooding and density. The applicant was not present. Staff recommended approval. Charlie Brown made a motion to approve and Joey Ray seconded. The motion carried 6:3.

2020-07-005 – Impact Consulting, agent for John Terry Hucks – Request to rezone 5.62 acres from Mobile Home Park (MHP) to Residential (MSF20) located on Eagle Ridge Ln in Loris. David Schwerd gave an overview. There was no public input. The applicant was not present. Staff recommended approval. Jody Prince made a motion to approve and Joey Ray seconded. The motion carried unanimously.

2020-07-006 – G3 Engineering, agent for Lyndell Thompson Builders LLC – Request to rezone 46.90 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Two (MRD2) located on Hwy 90 in Longs. Design Modification attached. David Schwerd gave an overview. April O’Leary spoke in favor of the request regarding the incorporation of sustainable development criteria and no lots being proposed within the flood zone. Her only concern was the buffer between the commercial and residential. William Janssen, Wally Davidson, and Tammy Baker spoke in opposition to the request. Their concerns were flooding and traffic. Felix Pitts was present to address questions and concerns. Staff recommended approval with the conditional approval of the attached Design Modification. Planning Commission Chairman entertained voting for both as

one and the members agreed. Charlie Brown made a motion to approve and Joey Ray seconded. The motion carried unanimously.

2020-07-007 – Sembler Florida Inc., agent for Landbank, LLC – Request to rezone 25.68 acres from Commercial Forest Agriculture (CFA) to Convenience & Auto-related Services (RE3) located at the southwest corner of Carolina Forest Blvd & River Oaks Dr. in Myrtle Beach. David Schwerd gave an overview. There was no public input. Walter Warren was present to address questions and concerns. Staff recommended approval. Chris Hennigan made a motion to approve and Pam Cecala seconded. The motion carried unanimously.

2020-07-008 – Venture Engineering, Inc, agent for Canebrake Plantation LLC – Request to rezone 81.36 acres from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Hwy 90 near Old Reaves Ferry Rd in Conway. Design Modification attached. David Schwerd gave an overview. April O’Leary & Tammy Baker spoke in opposition to the request. Their concerns were drainage, flooding, and traffic. Steve Powell was present to address questions and concerns. Staff recommended approval with the conditional approval of the attached Design Modification and there will be no lots in wetlands. Steve Powell agreed to the conditions set forth. Planning Commission Chairman entertained voting for both as one and the members agreed. Jody Prince made a motion to approve and Chuck Rome seconded. The motion carried 8:1

2020-07-009 – Rosemary Chestnut & Linda Jackson – Request to rezone 2.01 acres from Residential (SF40) to Residential (MSF14.5) located on Hwy 905 in Conway. David Schwerd gave an overview. There was no public input. Rosemary Chestnut & Linda Jackson were present to address questions and concerns. Staff recommended approval. Jody Prince made a motion to approve and Joey Ray seconded. The motion carried unanimously.

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. David Schwerd gave an overview. Bob Zigler, Kevin Knox, Darlene Dukes, & Cephus Deas spoke in opposition to the request. Their concerns were land value, odor, disruption to area, ability to sell their property, and safety. Kevin Hackett was present to address questions and concerns. Staff recommended disapproval. Chuck Rhome made a motion to approve and Pam Cecala seconded. The motion failed 8:1.

At this time Chris Hennigan excused himself for the remainder of the meeting.

2020-07-011 – Michael Misciarelli, agent for Jason Stocks – Request to rezone 1.27 acres from Neighborhood Commercial (NC) to High Bulk Retail (RE4) located at the corner of Hwy 50 and Hwy 111 in Little River. David Schwerd gave an overview. After some discussion, the applicant decided to withdraw the request.

2020-07-012 – Antioch Farms LLC, agent for McNabb Shortcut LLC – Request to rezone 31.76 acres from Residential (SF10) to Mining (MG) located on McNabb Shortcut Rd in Loris. David Schwerd gave an overview. Christopher & Erika Geist and Renita Stephens spoke in opposition to the request. Their concerns were noise, dust, dirt, property value, and traffic. Jason White was present to address questions and concerns. Staff recommended approval. Jody Prince made a motion to approve and Pam Cecala seconded. The motion carried 7:1.

With no further business, the motion was made to adjourn and was seconded. The motion carried unanimously, and the meeting was adjourned at 8:44 p.m.

PUBLIC NOTICE

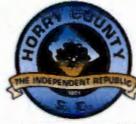
The Horry County Planning Commission will hold a public hearing on September 3, 2020 at 5:30 PM in Multi-purpose Room B at 1301 2nd Avenue in Conway to consider the following street name change. All interested persons are urged to attend. For further information, please call Nancy Tindall (843) 915-7893.

Little River Postal District (29566)

Olivewood Drive – A public right of way off Pecan Street in the Hidden Brooke Development and currently named Flowering Branch Avenue

Run Date: 8/13/2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	H.B. Springs Co. Real Estate (Energov # 049140)	Rezoning Request #	2020-05-005
PIN #	45804040015, 45805010027, 45805010028, 45805010029	County Council District #	5 - Servant
Site Location	US Bypass 17 at Deerfield Link Dr in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Carolina Company LLC	PC Recommendation	
		Size (in acres) of Request	8 +/-

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF6	Flood and Wetland Information (proposed FEMA maps)	X	HC	HC	CFA
Proposed Zoning	RE3	Public Health & Safety (EMS/fire) in miles	2.42	RC	Subject Property	HC
Proposed Use	General Highway Business Uses	Utilities	Public	GR-15	SF6	SF6
		Character of the Area	Commercial & Residential			

COMMENTS

Comprehensive Plan District: Commercial Corridors & Suburban	Overlay/Area Plan:
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Discussion: The applicant is requesting Convenience and Auto Related Services (RE3) zoning to allow for general highway business uses. The parcels are located along US-17 Bypass with several commercial zoning districts prevalent in the surrounding area, Highway Commercial (HC), Resort Commercial (RC) & RE3. A nearby parcel recently requested rezoning to RE3, and that request was recommended with approval by the Planning Commission, March 5, 2020.

Access to PIN 458-04-04-0015 is questionable as the parcel does not have legal access to a significant portion of Deerfield Links Drive at this time. SCDOT will not allow direct access to US-17 Bypass for any of these parcels meaning Deerfield Links Drive, designed and constructed for residential traffic, will serve as commercial access. The intersection of US-17 Bypass and Deerfield Links Drive was recently signalized with the development of Beach Village.

Two previous rezoning requests 2005-08-006 and 2008-12-004 were both withdrawn. This was prior to the installation of the traffic signal.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/450	Existing Road Conditions	State, Paved, Four-lane Private, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	2,000/2,000	Rd, Station, Traffic AADT (2019) % Road Capacity	US-17 Main Line, Station (100) 38,400 AADT 105-110%
Proposed Improvements			

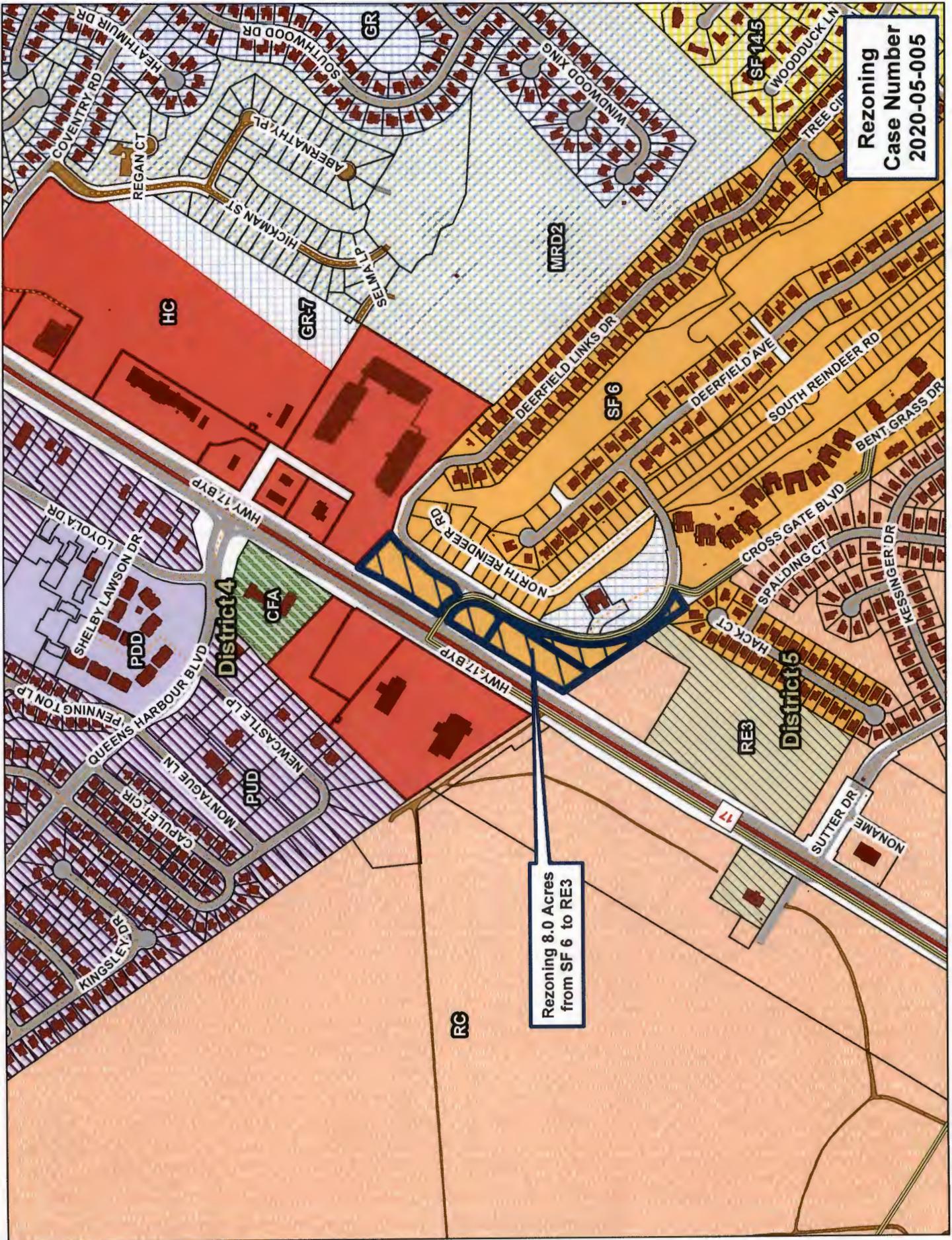
DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE3	SF6	CFA Res / Comm	HC	RC	GR-15
Min. Lot Size (in square feet)	10,000	6,000	21,780 / 43,560	10,000	25,000	43,560
Front Setback (in feet)	60	20	25 / 60	50	40	30'
Side Setback (in feet)	10	10	10 / 25	10	30	20'
Corner Side Setback (in feet)	50	15	25 / 60	50	40	30'
Rear Setback (in feet)	15	15	15 / 40	15	25	25'
Bldg. Height (in feet)	48	35	35	120	Unlimited*	120'

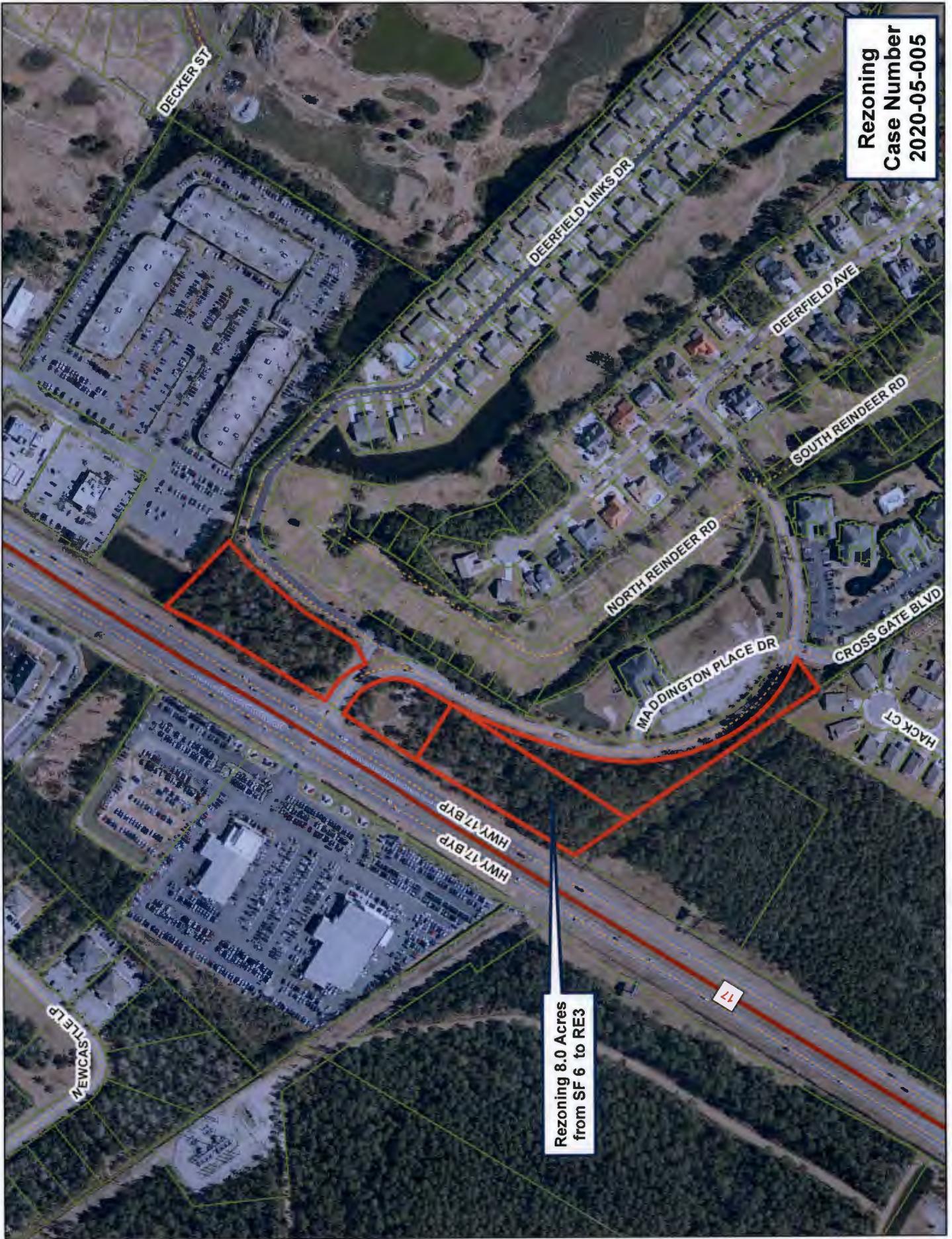
Setback Comments: The front setback for the requested rezoning will increase to 60' because the property line is adjacent to a Table 1 road. Corner sides will be treated as double frontage because of Hwy 17 Bypass being an arterial status road.

Date Advertised: 5/14/2020 Date Posted: 5/15/2020 # Property Owners Notified: 110 Date Notification Mailed: 5/14/2020 Report Date: 5/14/2020

Rezoning
Case Number
2020-05-005

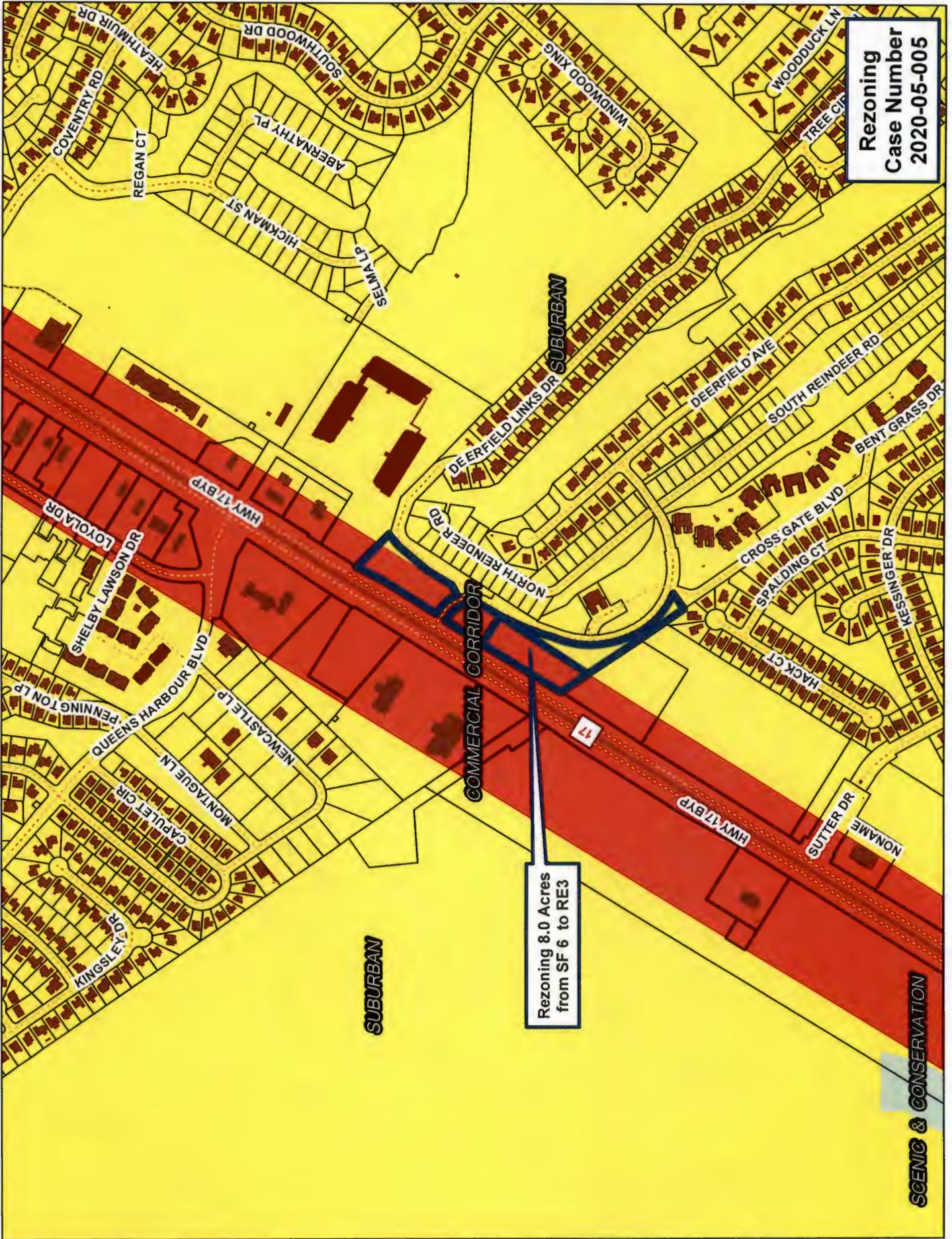


Rezoning
Case Number
2020-05-005



Rezoning 8.0 Acres
from SF 6 to RE3

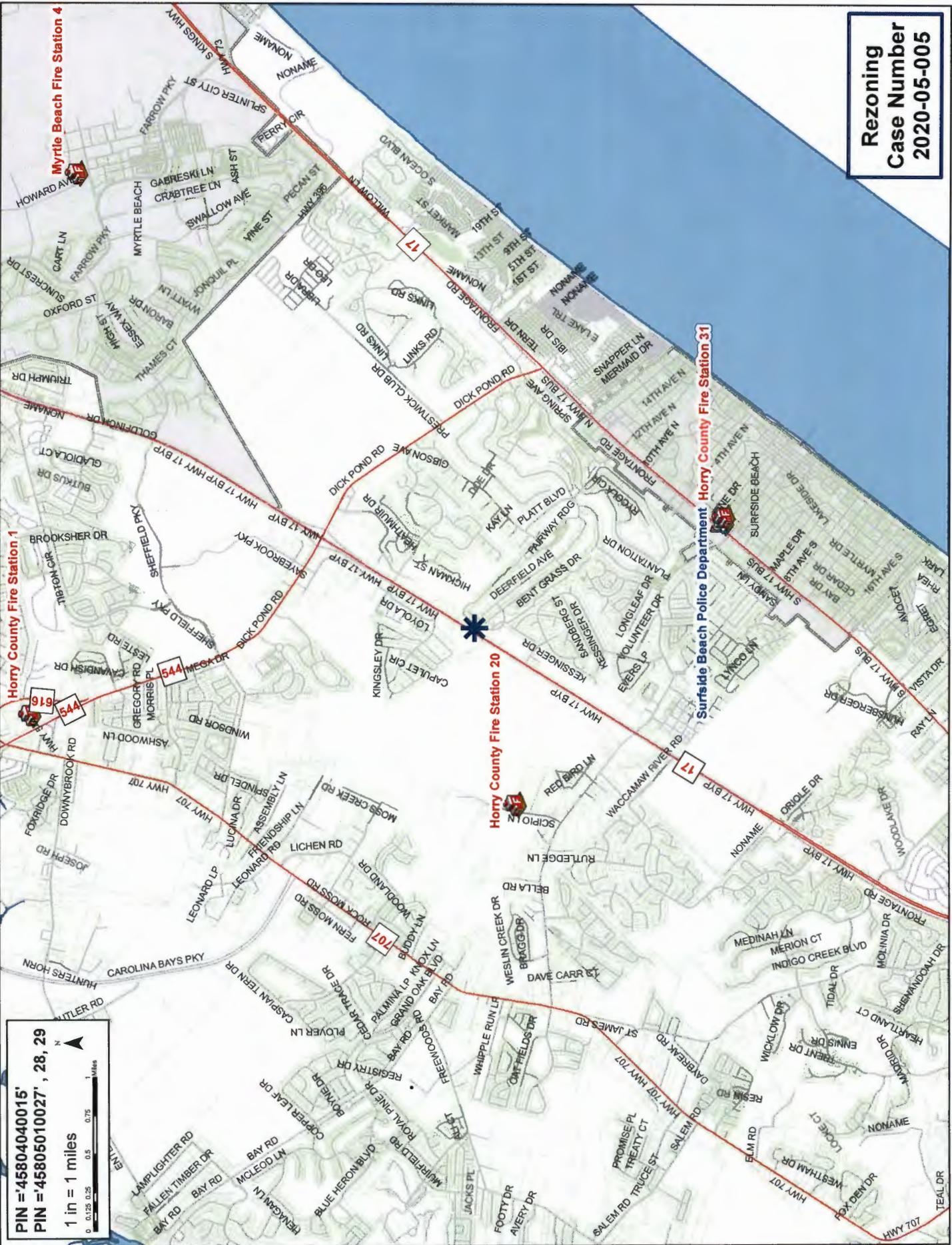
Rezoning
Case Number
2020-05-005



Rezoning 8.0 Acres
from SF 6 to RE3

SCENIC & CONSERVATION

**Rezoning
Case Number
2020-05-005**



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Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Wil Witt (Energov # 049521)	Rezoning Request #	2020-07-001
PIN #	42705030029	County Council District #	8 - Vaught
Site Location	Burcale Rd in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Grand Strand Christian Church (Daniel Banks)	PC Recommendation	
		Size (in acres) of Request	2.5

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 34 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

ZONING DISTRICTS LOCATION INFORMATION ADJACENT PROPERTIES

Current Zoning	SF10	Flood and Wetland Information (proposed FEMA maps)	X (0.2% Annual Chance Flood Hazard)	SF10	SF10	SF10
Proposed Zoning	MRD3	Public Health & Safety (EMS/fire) in miles	3.6	SF10	Subject Property	GR
Proposed Use	Residential	Utilities	Public	SF10	NC	NC
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Suburban/ Scenic & Conservation	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone from Residential (SF10) to Multi-Residential (MRD3) for the placement of 25 townhome units. As proposed, the project is not incorporating sustainable development criteria and would have a gross density of 10 units/acre. The parcel is owned by a church in the near vicinity and is located in a predominately residential area. A portion of the property is within the 500 year (0.2%) flood zone on the preliminary flood maps.

The intent of MRD is to provide opportunities for mixed use developments that apply imaginative approaches to community design involving pedestrian-oriented development, interconnectivity, and sensitivity to the needs of the public, economy, and natural environment. Although the incorporation of sustainable development criteria is not required, the current sketch plan does not indicate the application of imaginative design elements nor does Burcale Road support pedestrian travel to or from the project site.

Staff is awaiting a revised site plan.

Public Comment:

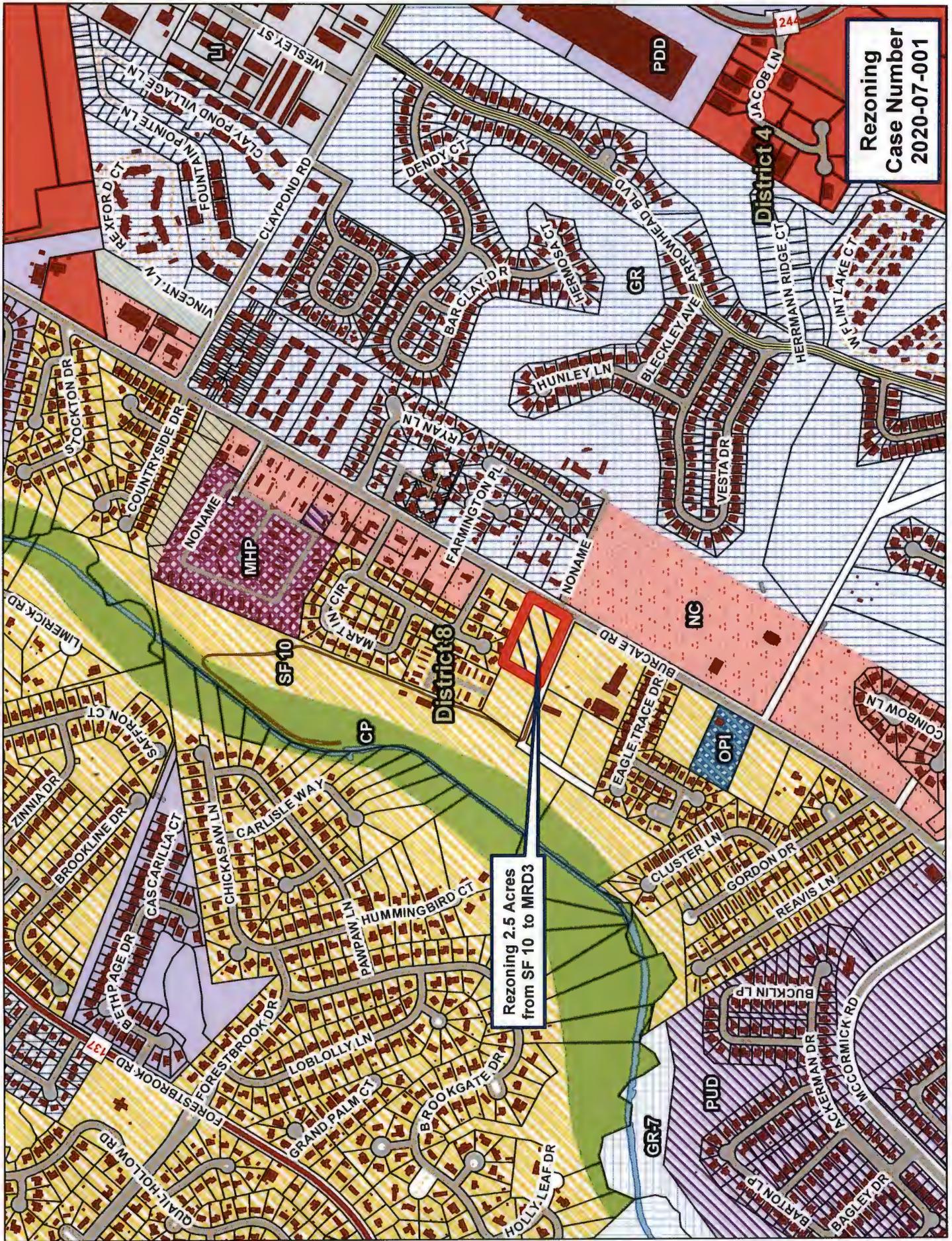
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 80	Existing Road Conditions	State , Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	150 / 150	Rd, Station, Traffic AADT (2019) % Road Capacity	US 501, Station (163) 60,400 AADT 75-80%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	SF10	SF10	GR	NC	
Min. Lot Size (in square feet)	.75 ac	10,000	10,000	6,000	10,000	
Front Setback (in feet)	25	25	25	20	25	
Side Setback (in feet)	10	10	10	10	10	
Corner Side Setback (in feet)	25	15	15	15	15	
Rear Setback (in feet)	15	15	15	15	15	
Bldg. Height (in feet)	40	35	35	35	35	

Setback Comments:

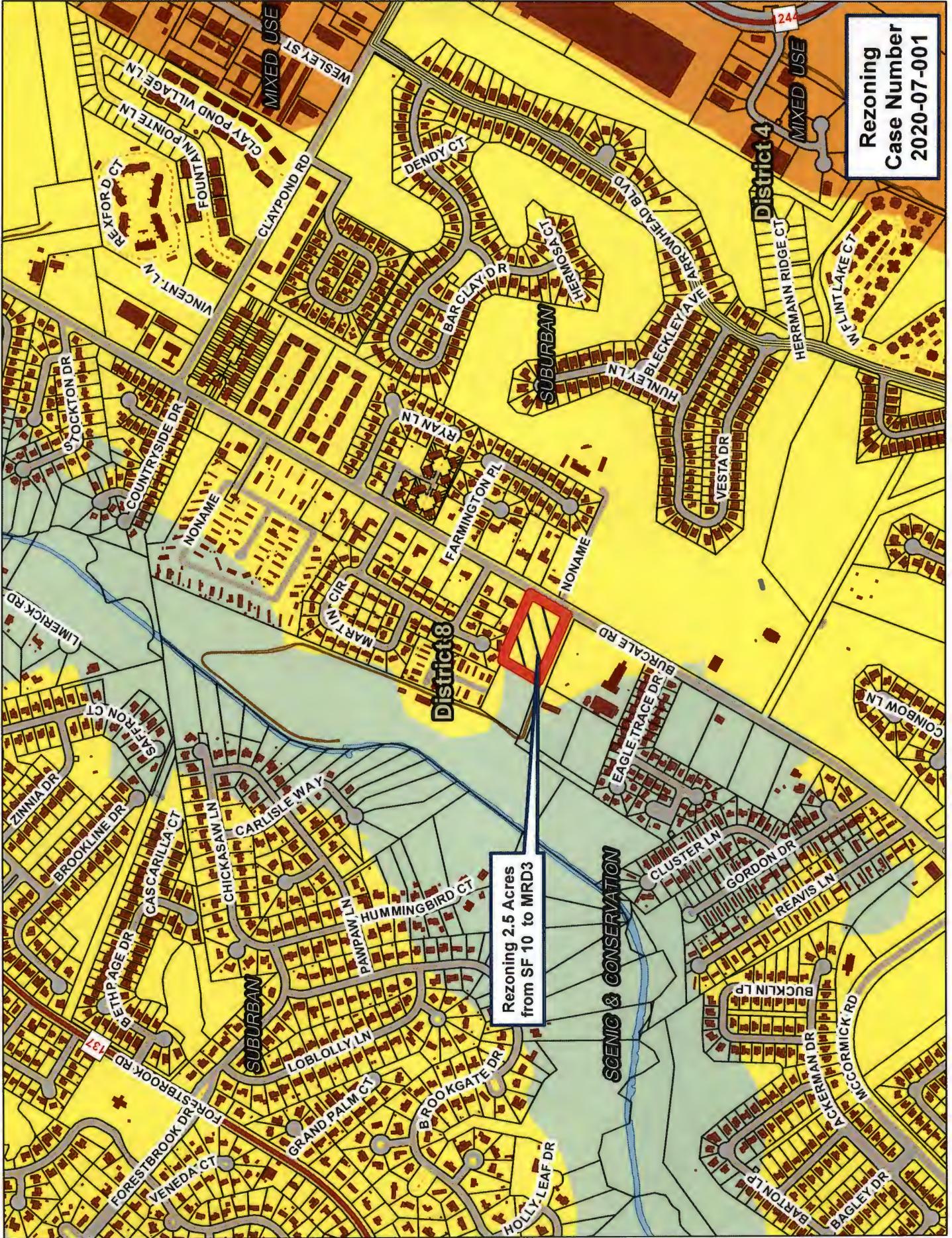


Rezoning
Case Number
2020-07-001

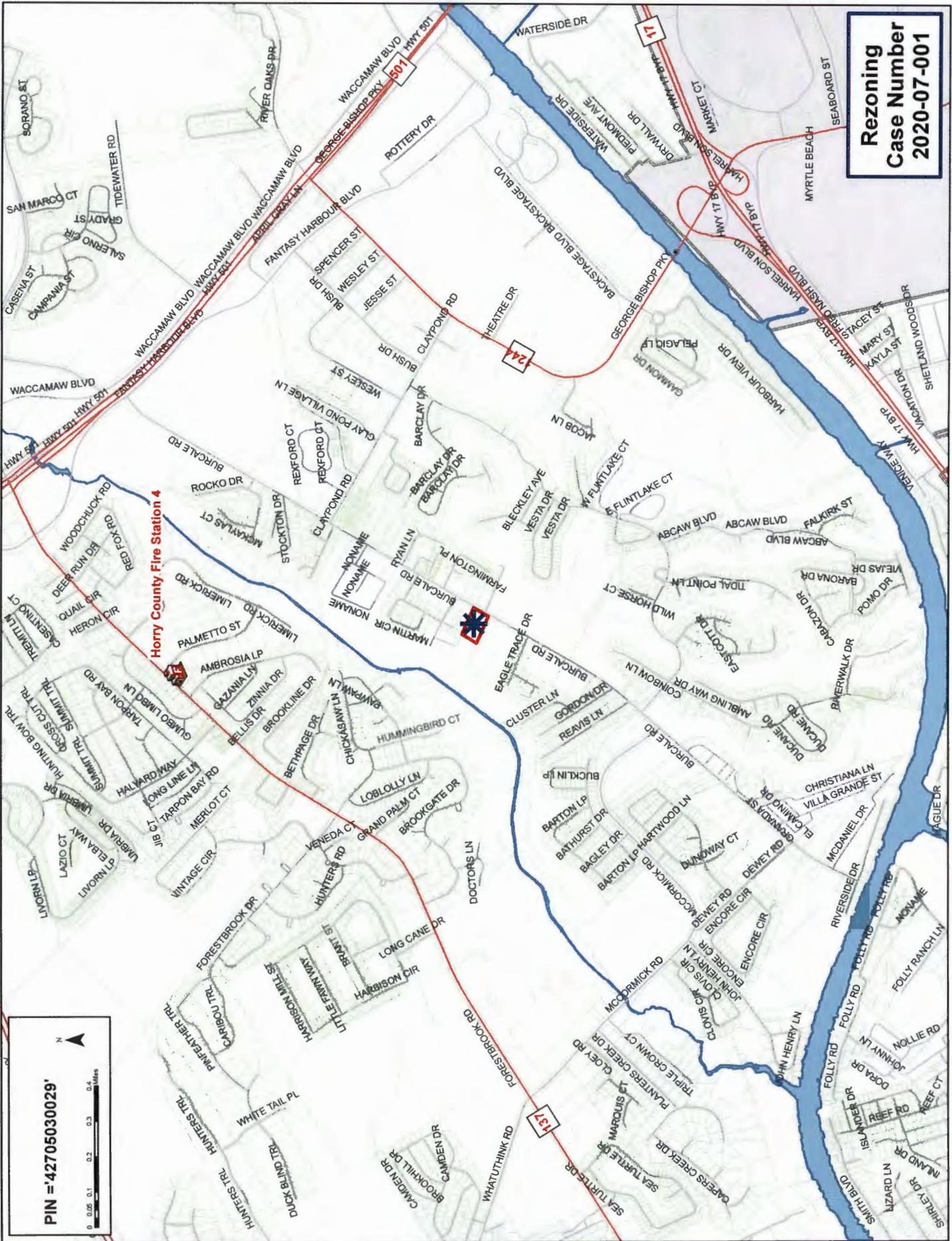
Rezoning 2.5 Acres
from SF 10 to MRD3



Rezoning
Case Number
2020-07-001



**Rezoning
Case Number
2020-07-001**



Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Timothy D. Davis (Energov # 049604)	Rezoning Request #	2020-07-003
PIN #	29200000030	County Council District #	11- Allen
Site Location	Willard Rd in Conway	Staff Recommendation	
Property Owner Contact	Timothy D. Davis	PC Recommendation	
		Size (in acres) of Request	42.61

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 17 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	AG5	Flood and Wetland Information (proposed FEMA maps)	X	AG5	FA	AG5
Proposed Zoning	AG2	Public Health & Safety (EMS/fire) in miles	4.18	AG5	Subject Property	AG5
Proposed Use	Residential – Subdivide property into .5 acre lots	Utilities	Septic	AC	AG5	AG5
		Character of the Area	Residential and Agricultural			

COMMENTS

Comprehensive Plan District:	Overlay/Area Plan:
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Discussion: Applicant is requesting to rezone to allow for the subdivision of the property into 0.5 acre lots for family. The property is currently zoned Agricultural Manufactured Estates (AG5) which requires a minimum lot size of 5 acres. Rezoning the property to Commercial Agriculture (AG2) allow a minimum lot size of 0.5 acres while retaining the ability to develop agricultural uses. Much of the surrounding parcels are zoned AG5 and FA. There is a large area of Amusement Commercial (AC) zoning near the site; a portion of which is adjacent to the subject parcel.

This property was previously rezoned from AC to AG5 (Case 2012-03-006) to allow agricultural and forestry activities, as well as low density residential uses. The previous AC zoning was at the request of the owner, during the original rezoning of the western portion of the county, to develop a raceway.

Public Comment:

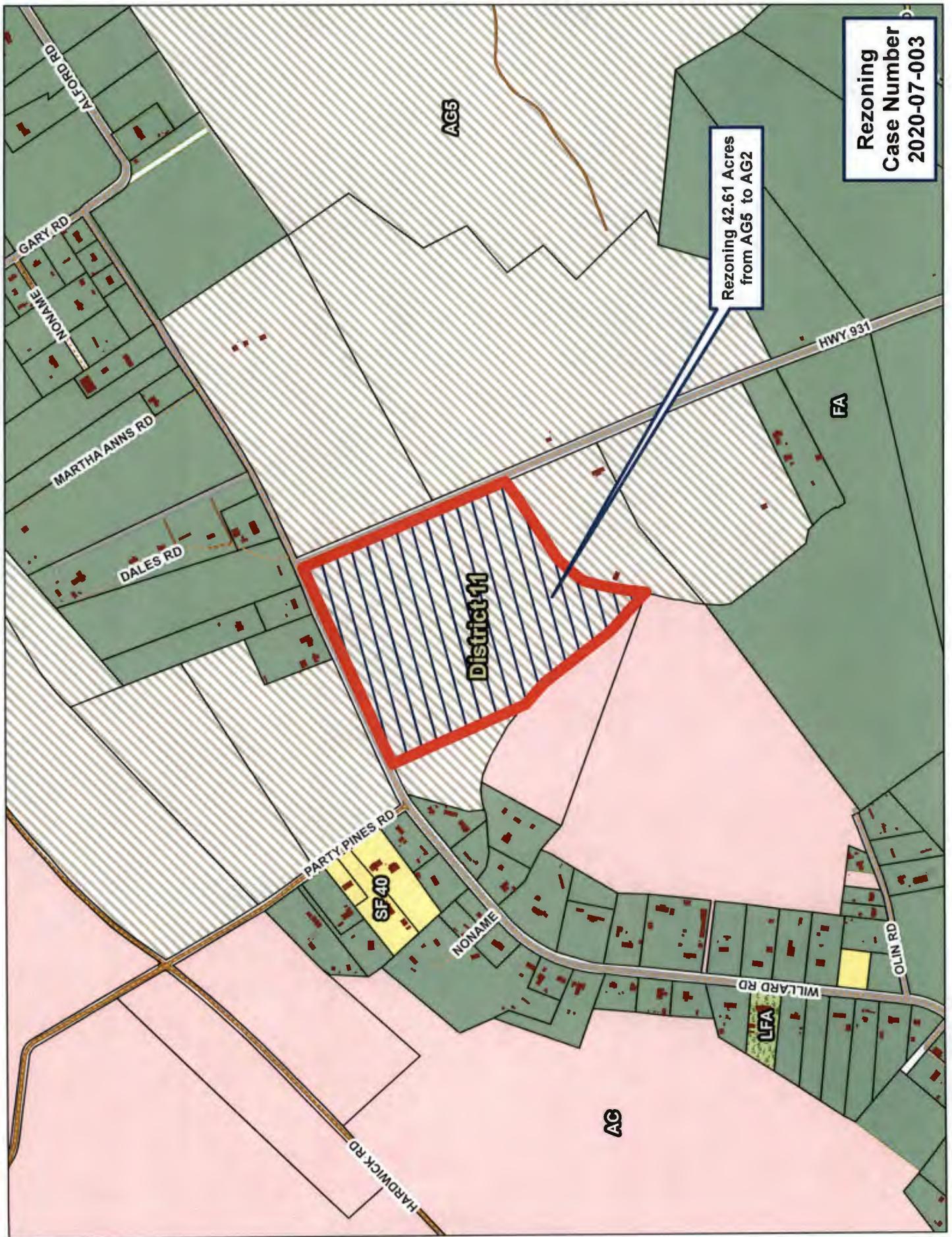
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 100	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	640 / 1,000	Rd, Station, Traffic AADT (2019) % Road Capacity	US 501, Station (150) 20,000 AADT 50-55%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG2 Res/Comm	AG5	AG5	FA Res/Comm	AC	
Min. Lot Size (in square feet)	21,780	5 Acres	5 Acres	21,780 / 43,560	15,000	
Front Setback (in feet)	25 / 50	60	60	25 / 60	50	
Side Setback (in feet)	10 / 10	25	25	10 / 25	10	
Corner Side Setback (in feet)	15 / 15	37.5	37.5	15 / 37.5	15	
Rear Setback (in feet)	15 / 15	25	25	15 / 40	15	
Bldg. Height (in feet)	35 / 65	35	35	35	120	

Setback Comments:



Rezoning
Case Number
2020-07-003

Rezoning 42.61 Acres
from AG5 to AG2

AG5

FA

District 11

SF40

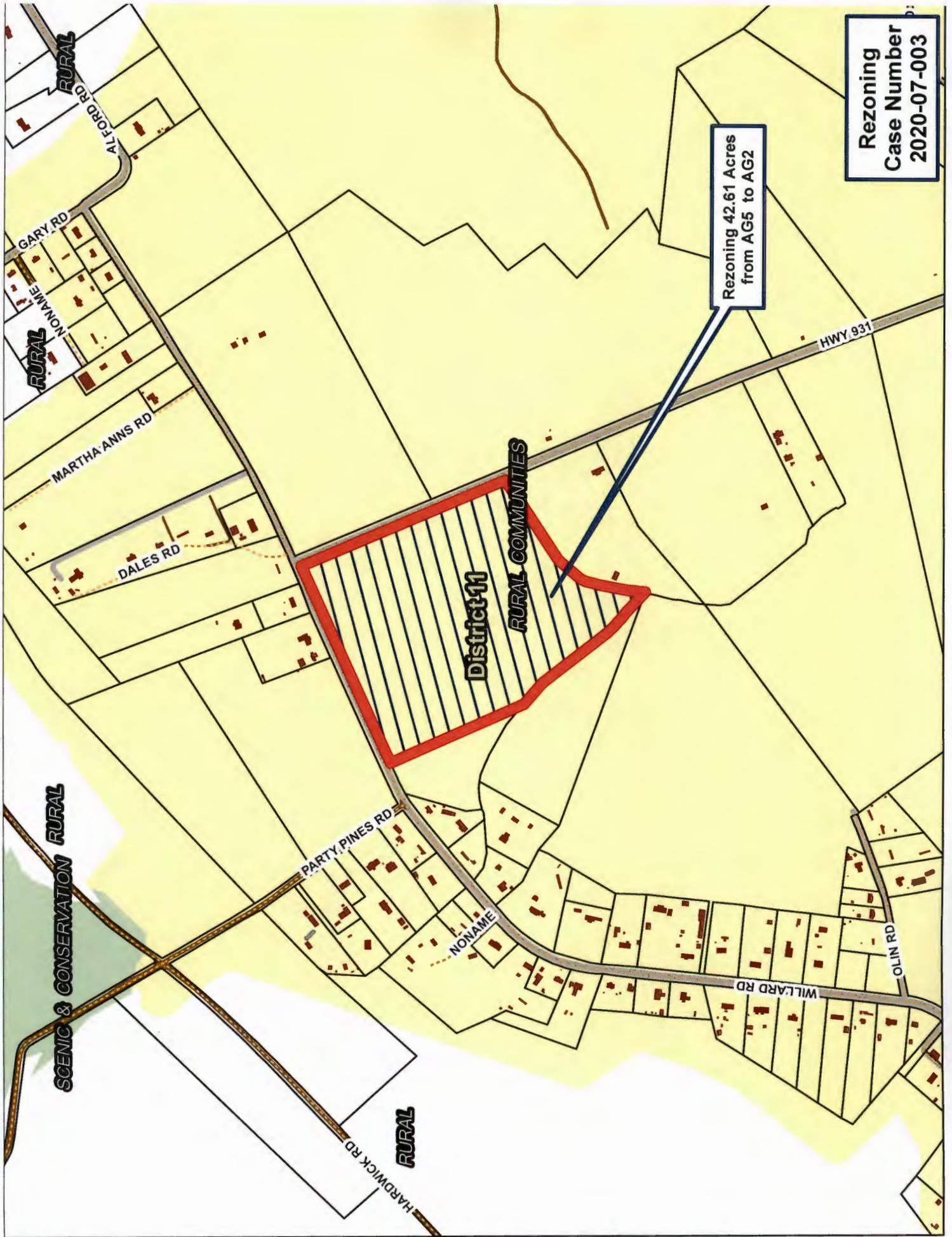
AC

LFA



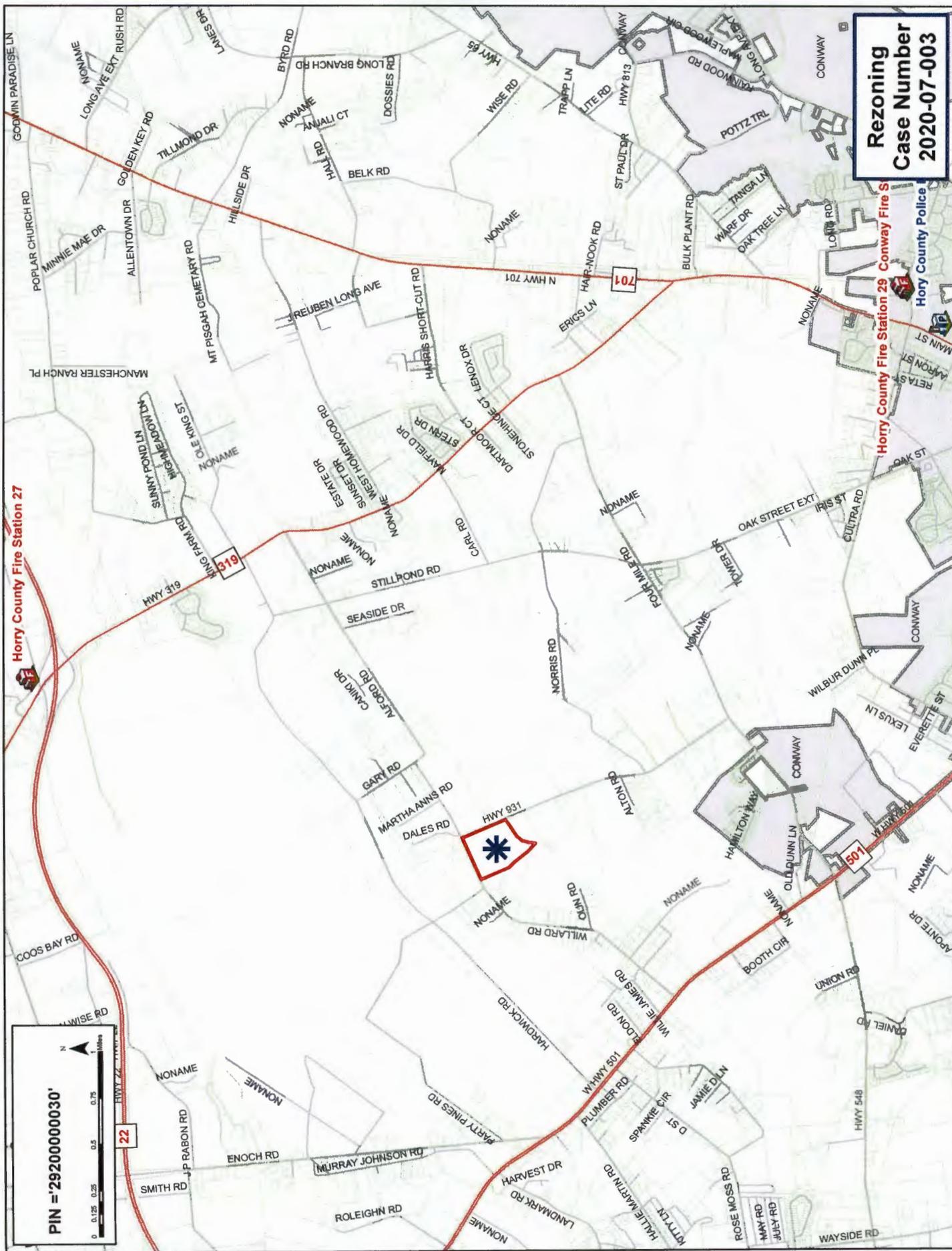
Rezoning
Case Number
2020-07-003

Rezoning 42.61 Acres
from AG5 to AG2



Rezoning
Case Number
2020-07-003

Rezoning 42.61 Acres
from AG5 to AG2



**Rezoning
Case Number
2020-07-003**

Horry County Fire Station 29 Conway Fire S
Horry County Police

Horry County Fire Station 27

501

HWY 931

319

701

22

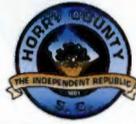
PIN = 29200000030

0 0.125 0.25 0.5 0.75 1 Miles

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Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Kevin L Hackett (Energov # 049734)	Rezoning Request #	ORD 76-2020 2020-07-010
PIN #	45703030020	County Council District #	4 - Loftus
Site Location	Circle Ln in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Kevin L Hackett	PC Recommendation	
		Size (in acres) of Request	3

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 35 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	MSF10	Flood and Wetland Information (proposed FEMA maps)	X	MSF10	MSF10	CFA
Proposed Zoning	AG7	Public Health & Safety (EMS/fire) in miles	2.5	MSF10	Subject Property	CFA
Proposed Use	Allow for horse with existing residence	Utilities	Septic	MSF10	MSF10	MSF10
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Suburban/Scenic & Conservation	Overlay/Area Plan: Burgess Community Area Plan
<p>Discussion: The applicant is requesting to rezone an existing residential property to allow for a horse. Currently the 3 acre parcel is zoned for 10,000 square foot lots and the long narrow shape of the lot will likely limit further development. Access to Hwy 707 from the subject parcel is along Circle Lane which is an unpaved local road. A majority of the parcel remains as forested wetland with a home and associated structures already built upon the upland portion of the property. The Manufactured Agricultural Ranchettes District (AG7) allows for personal farming and the care for animals like horses. Several conditions will apply if a horse is kept on the property including a minimum lot size of 1.5 acres and setbacks for animal related facilities to minimize impacts on surrounding parcels.</p> <p>The subject parcel is located within the radius of an identified Neighborhood Activity Center and the property is designated for future land use as partially suburban and Scenic & Conservation.</p> <p>8/18/2020 County Council remanded to Planning Commission for reconsideration. 8/6/2020 Staff & Planning Commission (8:1) recommended disapproval.</p>	
<p>Public Comment: 8/6/2020 Bob Zigler, Kevin Knox, Darlene Dukes, & Cephus Deas spoke in opposition to the request. Their concerns were land value, odor, disruption to area, ability to sell their property, and safety. Kevin Hackett was present to address questions and concerns</p>	

TRANSPORTATION INFORMATION

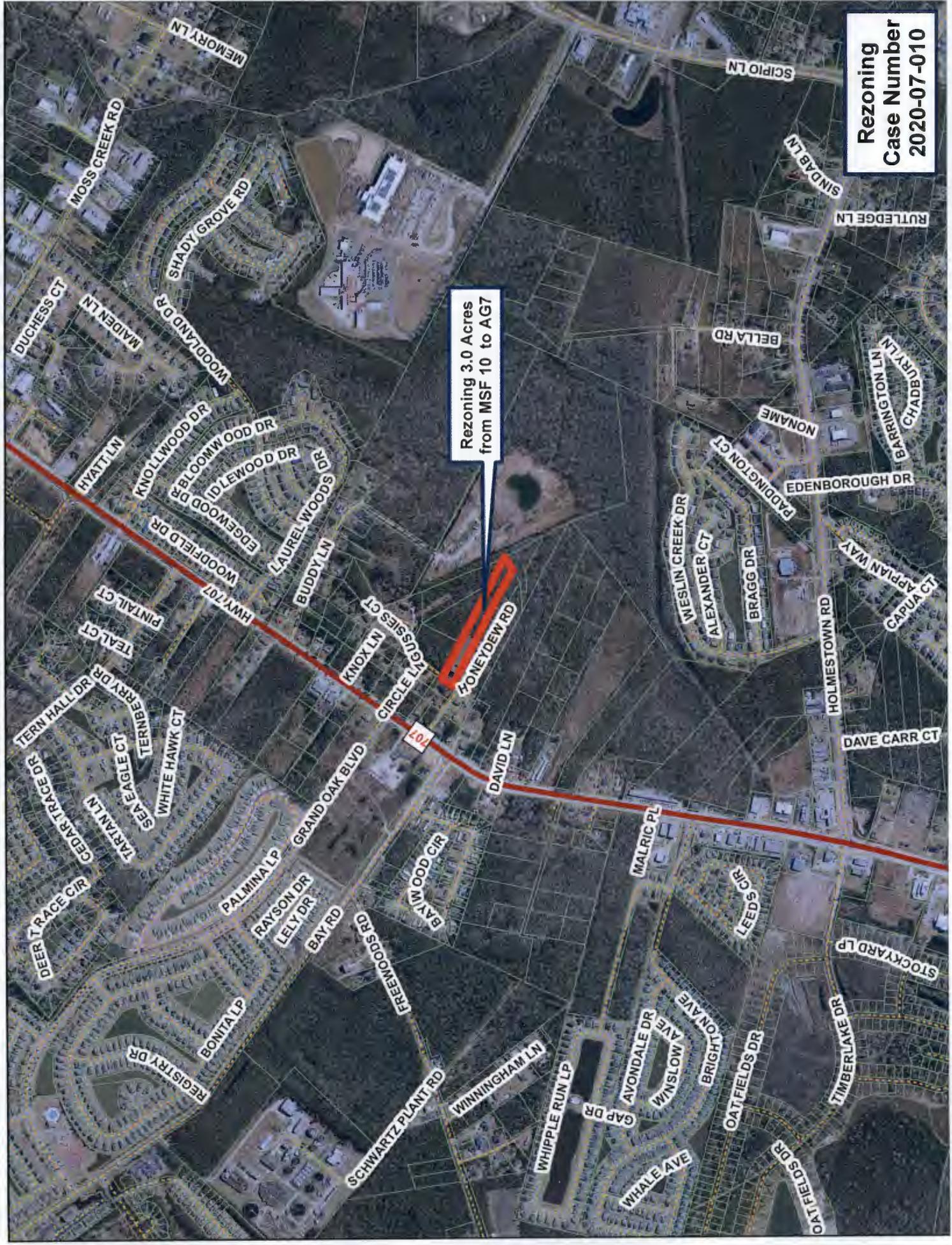
Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 96	Existing Road Conditions	County, Unpaved
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16 / 16	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 707, Station (247) 23,800 AADT 65-70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG7 Res / Stables, shelters, manure piles, pits or bins	MSF10	MSF10	CFA res/comm		
Min. Lot Size (in square feet)	1.5 ac	10,000	10,000	21,780 / 43,560		
Front Setback (in feet)	25 / 60	25	25	25 / 60		
Side Setback (in feet)	10 / 25	10	10	10 / 25		
Corner Side Setback (in feet)	15 / 37.5	15	15	15 / 37.5		
Rear Setback (in feet)	15 / 40	15	15	15 / 40		
Bldg. Height (in feet)	35	35	35	35		

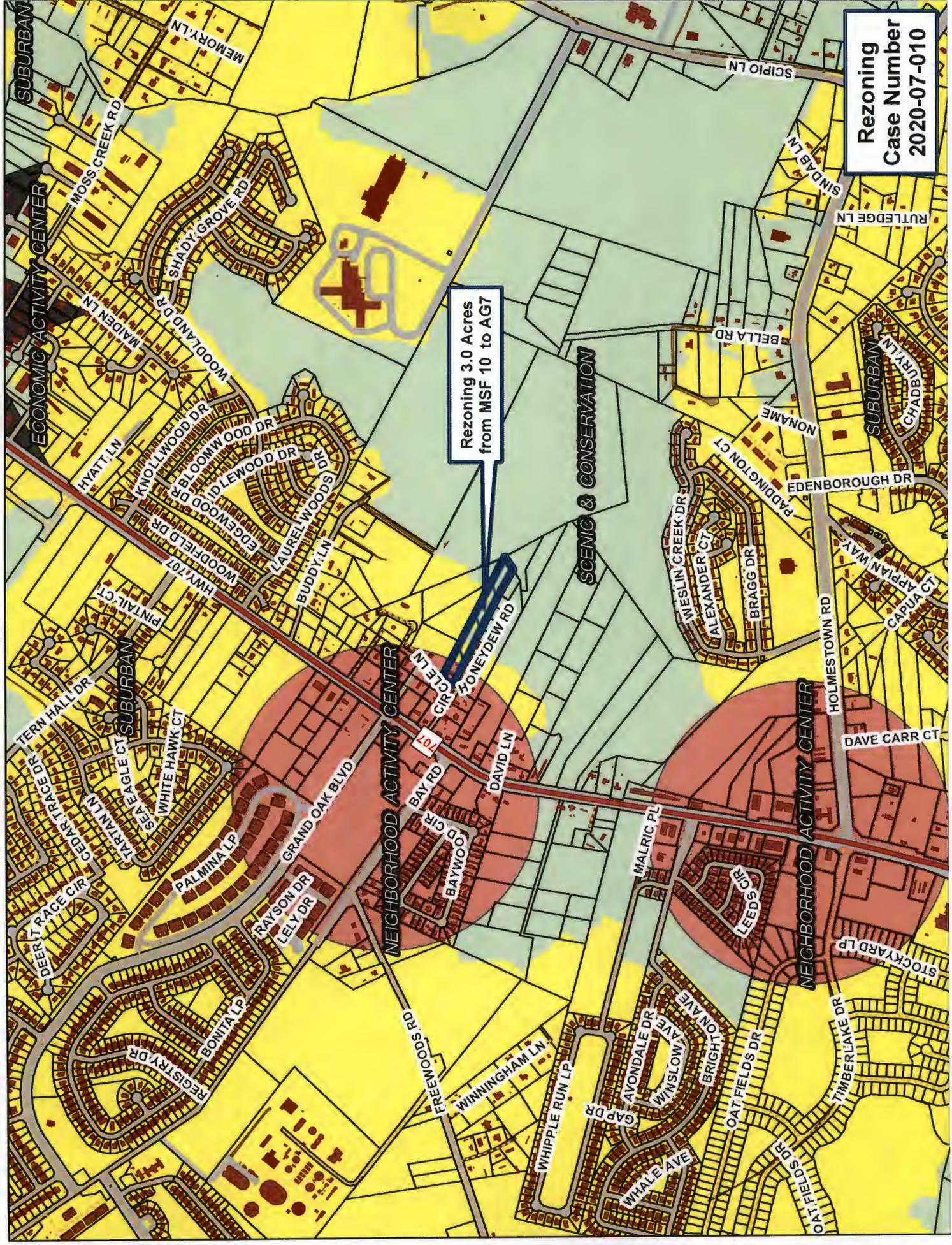
Rezoning
Case Number
2020-07-010

Rezoning 3.0 Acres
from MSF 10 to AG7



Rezoning
Case Number
2020-07-010

Rezoning 3.0 Acres
from MSF 10 to AG7



Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Dennis M & Mary Ann Leach (Energov # 049901)	Rezoning Request #	2020-08-001
PIN #	45600000027	County Council District #	4 - Loftus
Site Location	Herbert Lane in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Dennis M & Mary Ann Leach	PC Recommendation	
		Size (in acres) of Request	10.69

Date Advertised: 8/13/2020 Date Posted: 8/13/2020

Property Owners Notified: 8

Date Notification Mailed: 8/13/2020

Report Date: 8/13/2020

BY: DJ

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	MSF20	Flood and Wetland Information (proposed FEMA maps)	X	MSF20	MSF20	PDD
Proposed Zoning	AG2	Public Health & Safety (EMS/fire) in miles	3.77	MSF20	Subject Property	PDD
Proposed Use	To allow horses on the property	Utilities	None	SF40	SF40	PDD
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Scenic & Conservation and Suburban **Overlay/Area Plan:** Burgerss Community Area Plan

Discussion: The requested rezoning to Commercial Agriculture (AG2) is to allow the applicant to have horses on the property. Commercial Agriculture is a versatile district that allows a variety of commercial, agricultural and residential uses in addition to the raising, handling and care of animals. The property would be required to maintain a minimum of 1.5 acres to raise horses for personal use, and 3 acres to allow any commercial boarding of horses. The adjacent SF40 zoning, while a residential district, does allow for the raising of horses for personal use. Additionally, the adjacent Freewoods Farm PDD allows a variety of commercial uses in a main street style atmosphere as well as farm uses, however, it is currently undeveloped. The parcel is within relatively close proximity to several major subdivisions. Including a nearby parcel that was the subject of a recent rezoning request, 2020-06-004, from SF40 to SF6 to allow for the development of Phase 3 of the Farm at Timberlake. That rezoning request is still pending approval from County Council at this time.

Public Comment:

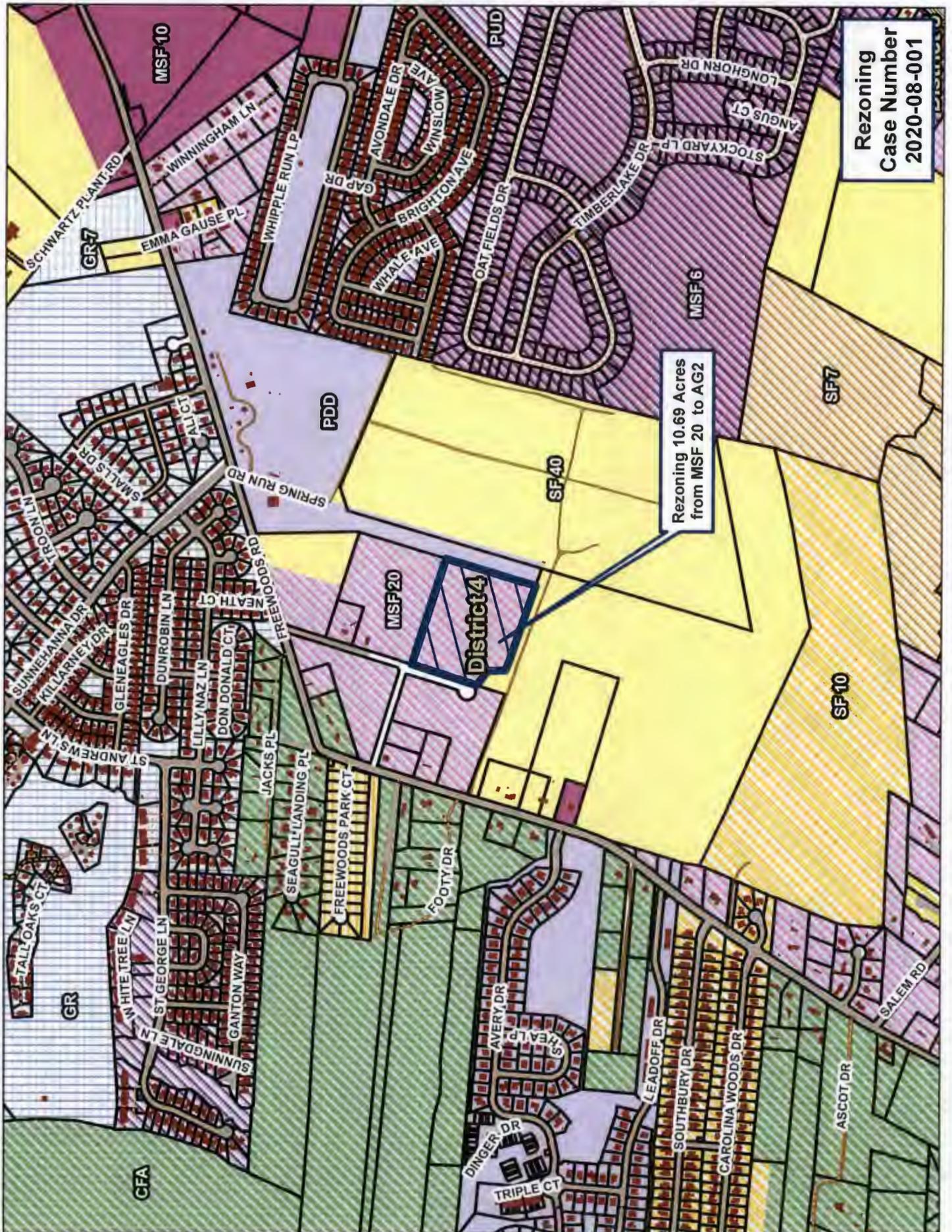
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 160	Existing Road Conditions	County, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	8 / 160	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 707 Main Line, Station (247) 23,800 AADT 65-70%
Proposed Improvements			

DIMENSIONAL STANDARDS

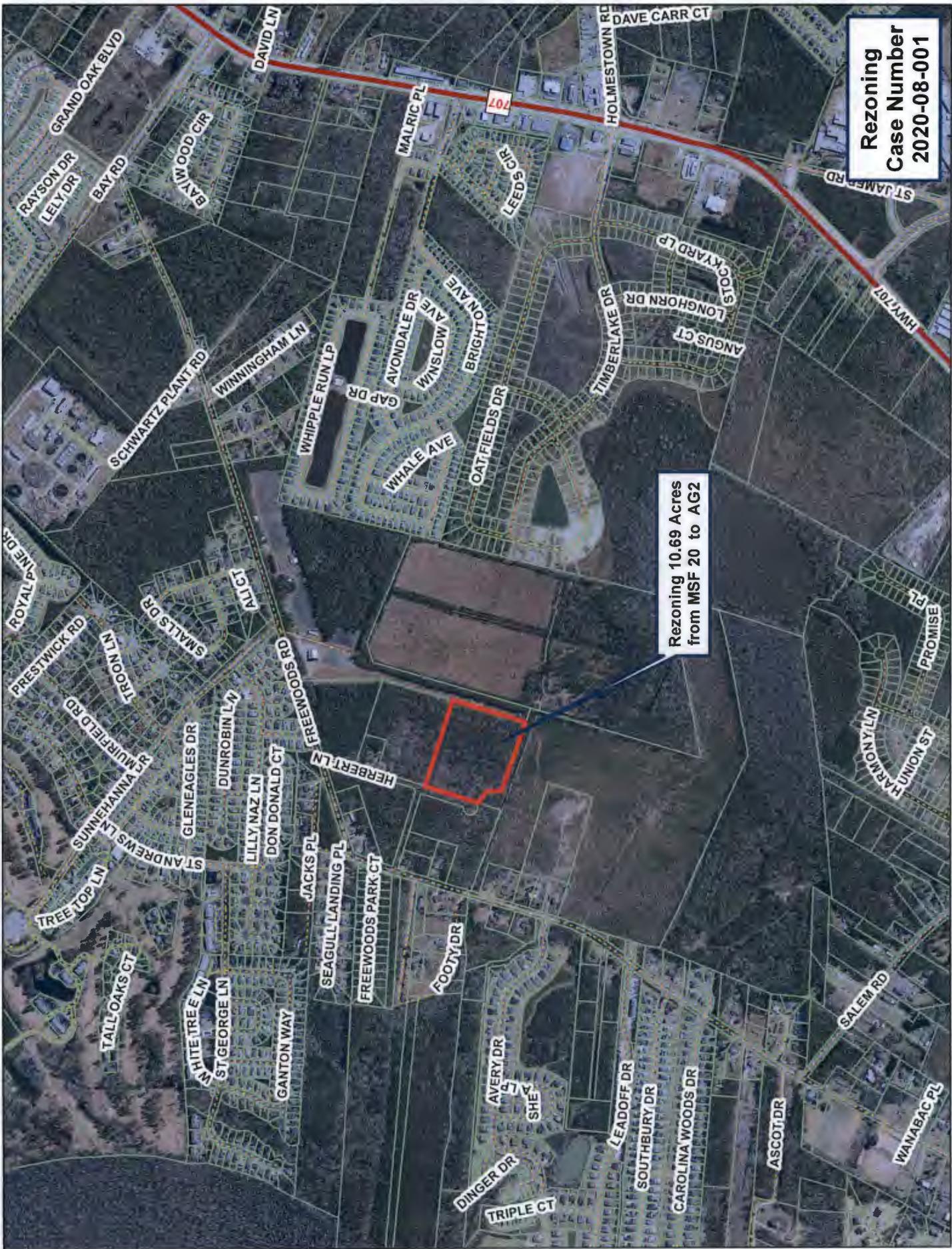
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG2 Res / Comm	SF20	PDD	SF40	SF20	
Min. Lot Size (in square feet)	21,780	20,000	-	40,000	20,000	
Front Setback (in feet)	25 / 50	40	50	50	40	
Side Setback (in feet)	10 / 10	15	25	20	15	
Corner Side Setback (in feet)	15 / 15	25	n/a	30	25	
Rear Setback (in feet)	15 / 15	22.5	25	30	22.5	
Bldg. Height (in feet)	35 / 65	35	40	35	35	

Setback Comments: Stable or shelter, manure piles, pits or bins shall meet a sixty (60) foot front setback, a twenty-five (25) foot side setback and a forty (40) foot rear setback.



Rezoning
Case Number
2020-08-001

Rezoning 10.69 Acres
from MSF 20 to AG2



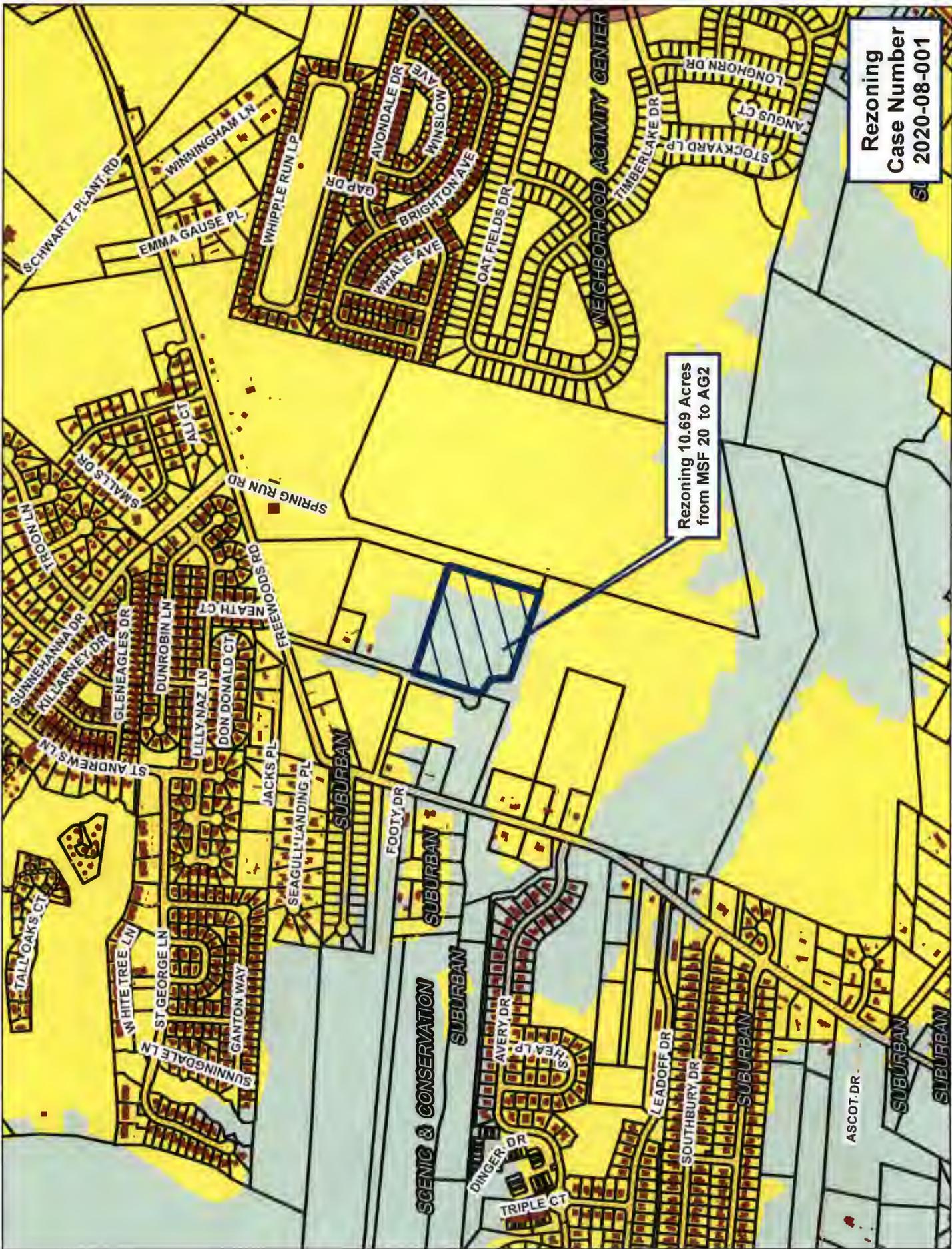
Rezoning
Case Number
2020-08-001

Rezoning 10.69 Acres
from MSF 20 to AG2



Rezoning
Case Number
2020-08-001

Rezoning 10.69 Acres
from MSF 20 to AG2



Rezoning
Case Number
2020-08-001

Rezoning 10.69 Acres
from MSF 20 to AG2



PROPERTY INFORMATION

Applicant	Christopher W Holmes (Energov # 049936)	Rezoning Request #	2020-08-002
PIN #	21505040005	County Council District #	9 - Prince
Site Location	Corner of Hwy 9 E. & Old Loris Longs Rd in Loris	Staff Recommendation	
Property Owner Contact	Christopher W Holmes	PC Recommendation	
		Size (in acres) of Request	.6

ZONING DISTRICTS

Current Zoning	HC/CFA
Proposed Zoning	RE4
Proposed Use	Outdoor Storage

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	AE
Public Health & Safety (EMS/fire) in miles	2.78
Utilities	Public
Character of the Area	Mining, Agricultural & Residential

ADJACENT PROPERTIES

CFA	CFA	HC
CFA	Subject Property	HC
CFA	CFA	CFA

COMMENTS

Comprehensive Plan District: Scenic & Conservation	Overlay/Area Plan:
Discussion: The rezoning request has been deferred to 10/01/2020	
Public Comment:	

TRANSPORTATION INFORMATION

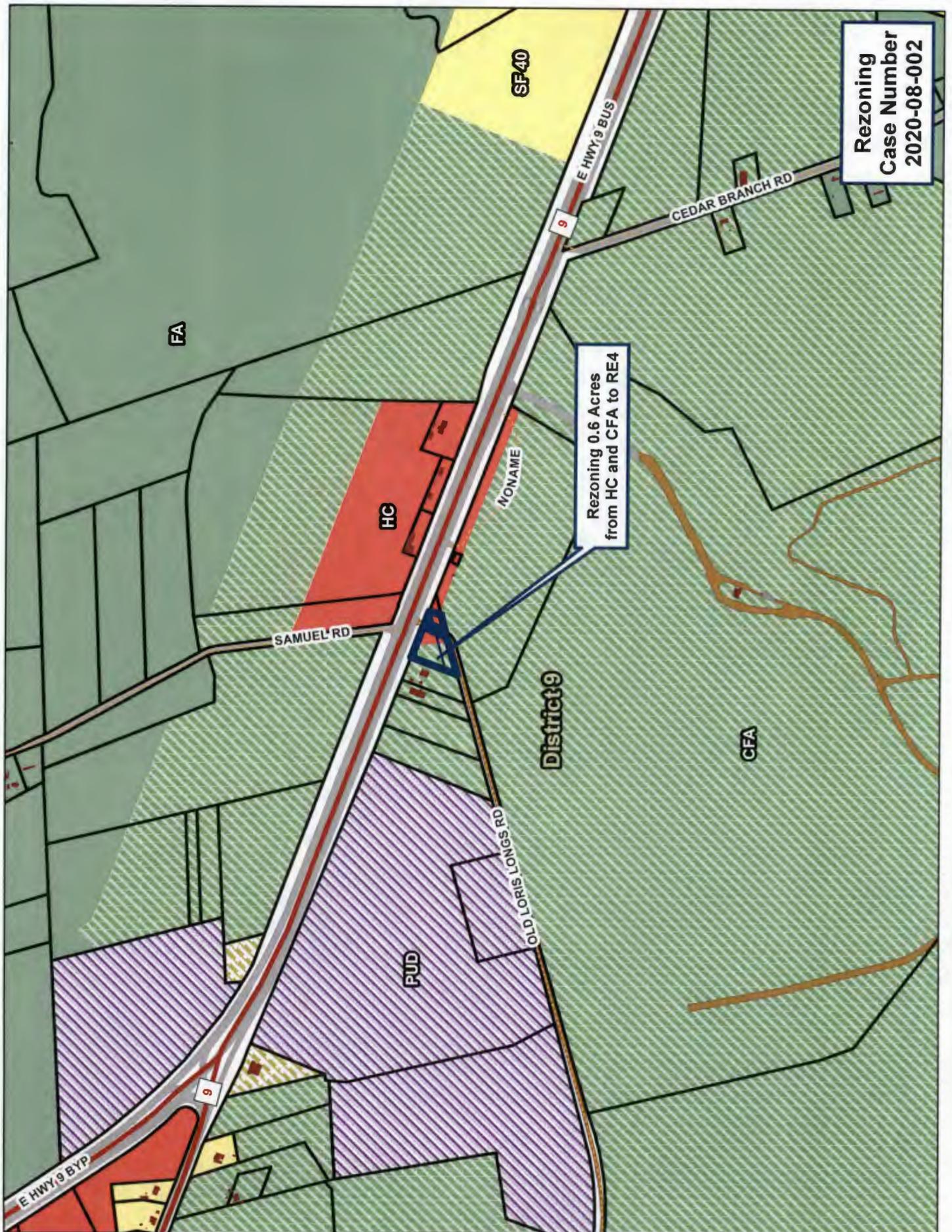
Daily Trips based on existing use / Max Daily Trips based on current zoning	30/500	Existing Road Conditions	County, Unpaved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	50/500	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 9 Main Line, Station (200) 10,000 AADT 25-30%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Current	Adjacent	Adjacent	Adjacent
	RE4	CFA Res / Comm	HC	CFA Res / Comm		
Min. Lot Size (in square feet)	21,780	21,780 / 43,560	10,000	21,780 / 43,560		
Front Setback (in feet)	60	25 / 60	50	25 / 60		
Side Setback (in feet)	10	10 / 25	10	10 / 25		
Corner Side Setback (in feet)	50	25 / 60	50	n/a		
Rear Setback (in feet)	50	25 / 60	50	15 / 40		
Bldg. Height (in feet)	36 per 1/2 ac not to exceed 120	35	120	35		

Setback Comments: The property is situated on a collector/arterial status road which requires the corner side setback to increase, and the property has double frontage. The setbacks on this property are substantial.

Date Advertised: 8/13/2020 Date Posted: 8/13/2020 # Property Owners Notified: 11 Date Notification Mailed: 8/13/2020 Report Date: 8/13/2020 BY: DJ



Rezoning
Case Number
2020-08-002

Rezoning 0.6 Acres
from HC and CFA to RE4

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Earthworks Group / Steven Strickland (Energov # 049994)	Rezoning Request #	2020-08-003
PIN #	4420000001	County Council District #	4 - Loftus
Site Location	Hwy 17, south of Pompano Ct in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Lauderdale Bay Estates Development	PC Recommendation	
		Size (in acres) of Request	16.76

Date Advertised: 8/13/2020 Date Posted: 8/13/2020 # Property Owners Notified: 88 Date Notification Mailed: 8/13/2020 Report Date: 8/13/2020 BY: DJ

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	MRD3	Flood and Wetland Information (proposed FEMA maps)	AE Flood Zone & 500 Year(0.2%) Annual Chance Flood Hazard	MRD3	MRD3	MRD3
Proposed Zoning	MRD3	Public Health & Safety (EMS/fire) in miles	3.53	SF10	Subject Property	City of MB
Proposed Use	Amend existing MRD3 to allow an additional 57 SF lots.	Utilities	Public	HC	City of MB	City of MB
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Suburban Overlay/Area Plan:

Discussion: The rezoning request has been deferred to 10/1/2020.

Public Comment:

TRANSPORTATION INFORMATION

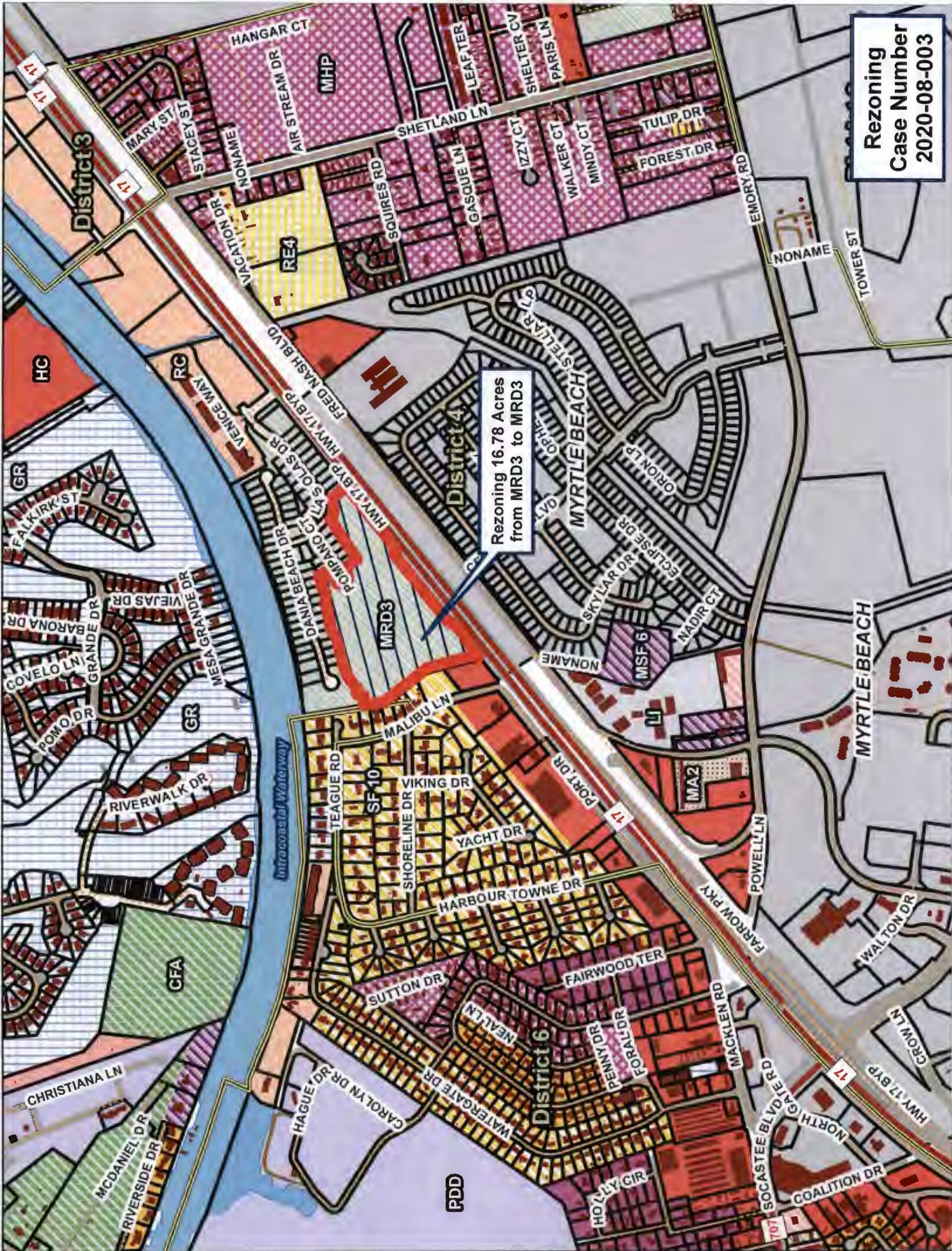
Daily Trips based on existing use / Max Daily Trips based on current zoning	250 / 576	Existing Road Conditions	County, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	1,032 / 1,032	Rd, Station, Traffic AADT (2019) % Road Capacity	US 17, Station (103) 46,800 AADT 70-75%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	MRD3	SF10	HC		
Min. Lot Size (in square feet)	5,000	6,000	10,000	10,000		
Front Setback (in feet)	15	20	25	50		
Side Setback (in feet)	5	5	10	10		
Corner Side Setback (in feet)	15	15	15	15		
Rear Setback (in feet)	10	10	15	15		
Bldg. Height (in feet)	40	40	35	120		

Setback Comments:

Rezoning
Case Number
2020-08-003



Rezoning 16.78 Acres
from MRD3 to MRD3

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	G3 Engineering & Surveying (Energov # 050010)	Rezoning Request #	2020-08-004
PIN #	40100000005 & 40100000006	County Council District #	8 - Vaught
Site Location	Hwy 544 across from Myrtle Ridge Dr in Conway	Staff Recommendation	
Property Owner Contact	DG Golf Limited Partnership	PC Recommendation	
		Size (in acres) of Request	119.59

Date Advertised: 8/13/2020 Date Posted: 8/13/2020 # Property Owners Notified: 111 Date Notification Mailed: 8/13/2020 Report Date: 8/13/2020 BY: DJ

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF10 & HC	Flood and Wetland Information (proposed FEMA maps)	AE Flood Zone & 500 year (0.2%) Annual Chance Flood Hazard	CFA	SF20	HC
Proposed Zoning	MRD3 & RE4	Public Health & Safety (EMS/fire) in miles	0.68	CFA	Subject Property	RCS
Proposed Use	Commercial and Residential Development	Utilities	Public	SF20	SF10	RE3
		Character of the Area	Residential & Commercial			

COMMENTS

Comprehensive Plan District: Scenic & Conservation and Suburban	Overlay/Area Plan: Hwy 544 Overlay
--	---

Discussion: The applicant has requested to rezone the property to MRD3 (113.4 ac) and RE4 (6.2 ac) to allow for commercial and residential development. The residential development will consist of 119 townhomes and 211 single family homes for a density of 2.9 du/ac. The property is an existing golf course which could already be developed with single family homes, the MRD zoning district will allow for a reduction in lot size and townhomes. No lots or units are proposed within floodplain. The applicant has proposed to incorporate three sustainable development criteria: (1) All residential lots shall have active or passive recreational open space, (2) a community garden and (3) 100% increase in open space. The property has approximately 38 acres of wetlands present. The surrounding area is a mixture of residential and commercial development. The property is located within the Hwy 544 Overlay and is subject to the requirements therein. A design modification will be required for two cul-de-sacs which exceed 50 lots.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	500 / 4,000	Existing Road Conditions	State, Paved, Four Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	4,400 / 4,400	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 544, Station (241) 35,000 AADT 95-100%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3 RE4	SF10 HC	CFA Res / Comm	SF20	RCS	RE3
Min. Lot Size (in square feet)	5,000 21,780	10,000	21,780 / 43,560	20,000	10,000	10,000
Front Setback (in feet)	15 60	25 50	25 / 60	40	60	60
Side Setback (in feet)	5 10	10 10	10 / 25	15	10	10
Corner Side Setback (in feet)	15 50	15 15	15 / 37.5	22.5	50	50
Rear Setback (in feet)	10 15	15 15	15 / 40	25	15	15
Bldg. Height (in feet)	40 36 per 1/2 not to exceed 120	35 120	35	35	65	48

Setback Comments:

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: August 17, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Charles Suggs, Principal Planner
Cleared By: David Schwerd, Director
Regarding: 401-00-00-0005 (The Witch)

ISSUE:

Should the Planning Commission authorize the use of a 50' R/W to serve as sole access for 78 lots? Should the Planning Commission authorize the use of a 50' R/W to serve as sole access for 60 lots?

PROPOSED ACTION:

Approve a 50' R/W with enhanced 66' entrance to serve as sole access for 78 lots.
Approve a 50' R/W with enhanced 66' entrance to serve as sole access for 60 lots.

RECOMMENDATION:

Approval.

BACKGROUND:

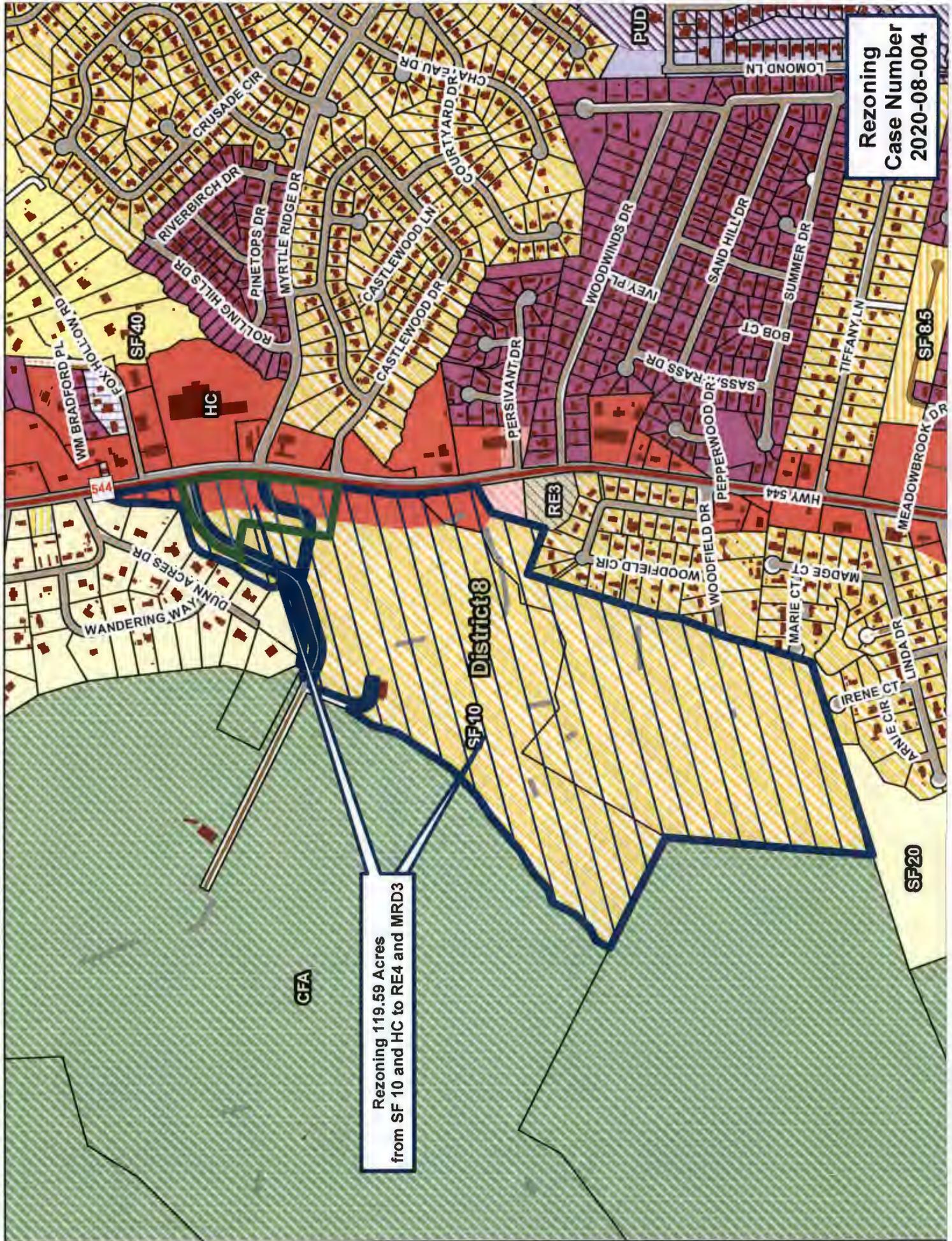
The applicant is seeking a rezoning of the property to develop 119 townhomes and 211 single family homes on 113.4 acres. The development has two upland runs with greater than 50 single family lots on a single point of access.

Article 4 Section 2-1.1.B.2. states major developments containing 51 to 100 lots/units shall provide a minimum of one (1) paved point of access to each lot/unit within the development. Such access shall be from a public/private roadway or common driveway system subject to the following:

- a. No more than 50 lots/units shall be located on a single dead-end roadway.
- b. Roadways (dead end or otherwise) upon which more than 50 lots/units are proposed shall be designed as follows:
 1. The roadway shall be no less than 66 feet in width.
 2. The enlarged roadway shall be extended into the proposed development area no less than 125 feet or to the first intersection within the development area. Measurement of the 125 feet shall be from the centerline of the intersecting roadway and the roadway providing access to the proposed development area.
 3. Within the enlarged right-of-way, no fewer than three traffic lanes shall be constructed.

ANALYSIS:

There are special conditions and topographical constraints that justify a Design Modification for the project. Extensive wetlands and floodplain are found on the property. The request for Design Modification does not compromise the intent of the Land Development Regulations.



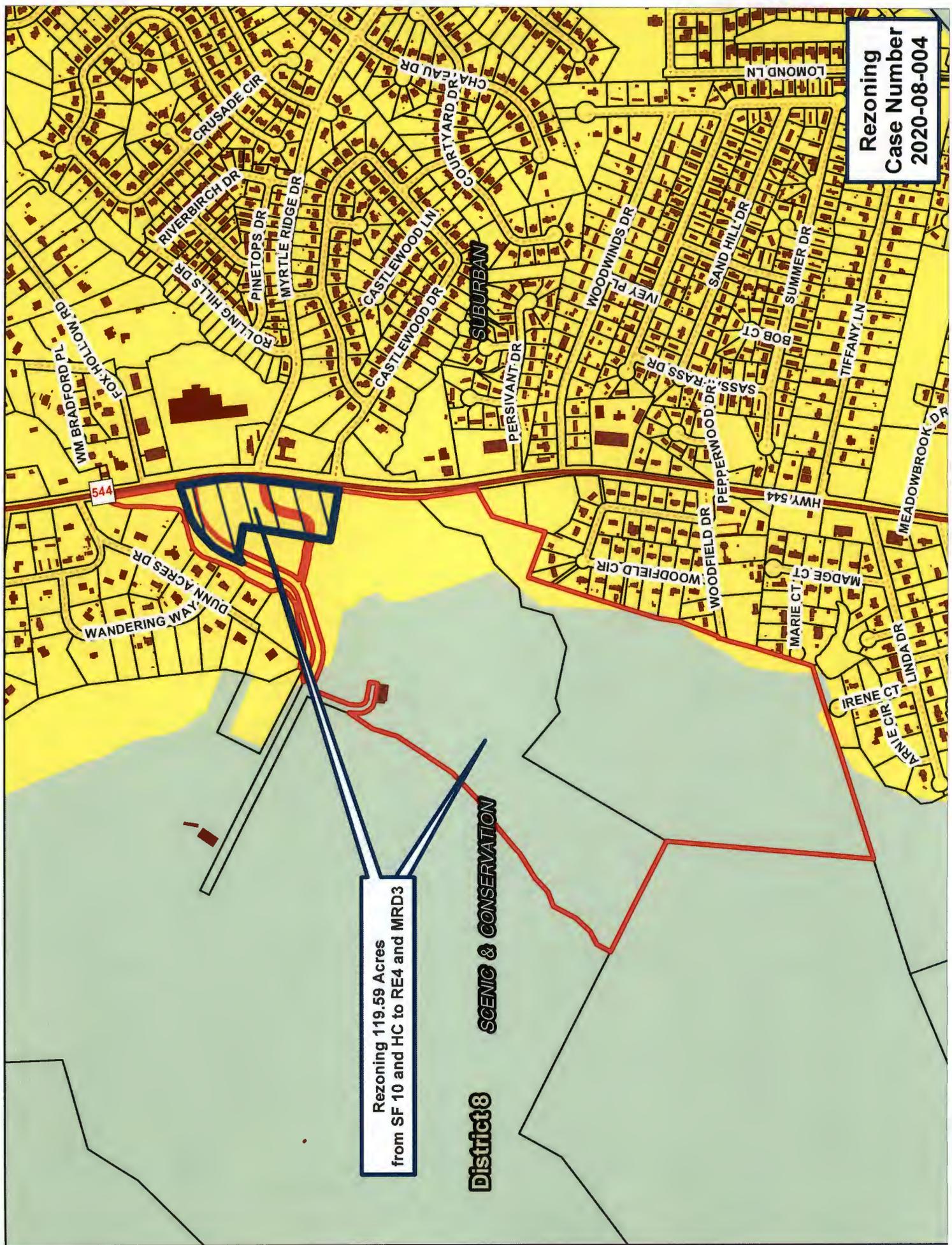
Rezoning 119.59 Acres
from SF 10 and HC to RE4 and MRD3

Rezoning
Case Number
2020-08-004



Rezoning 119.59 Acres
from SF 10 and HC to RE4 and MRD3

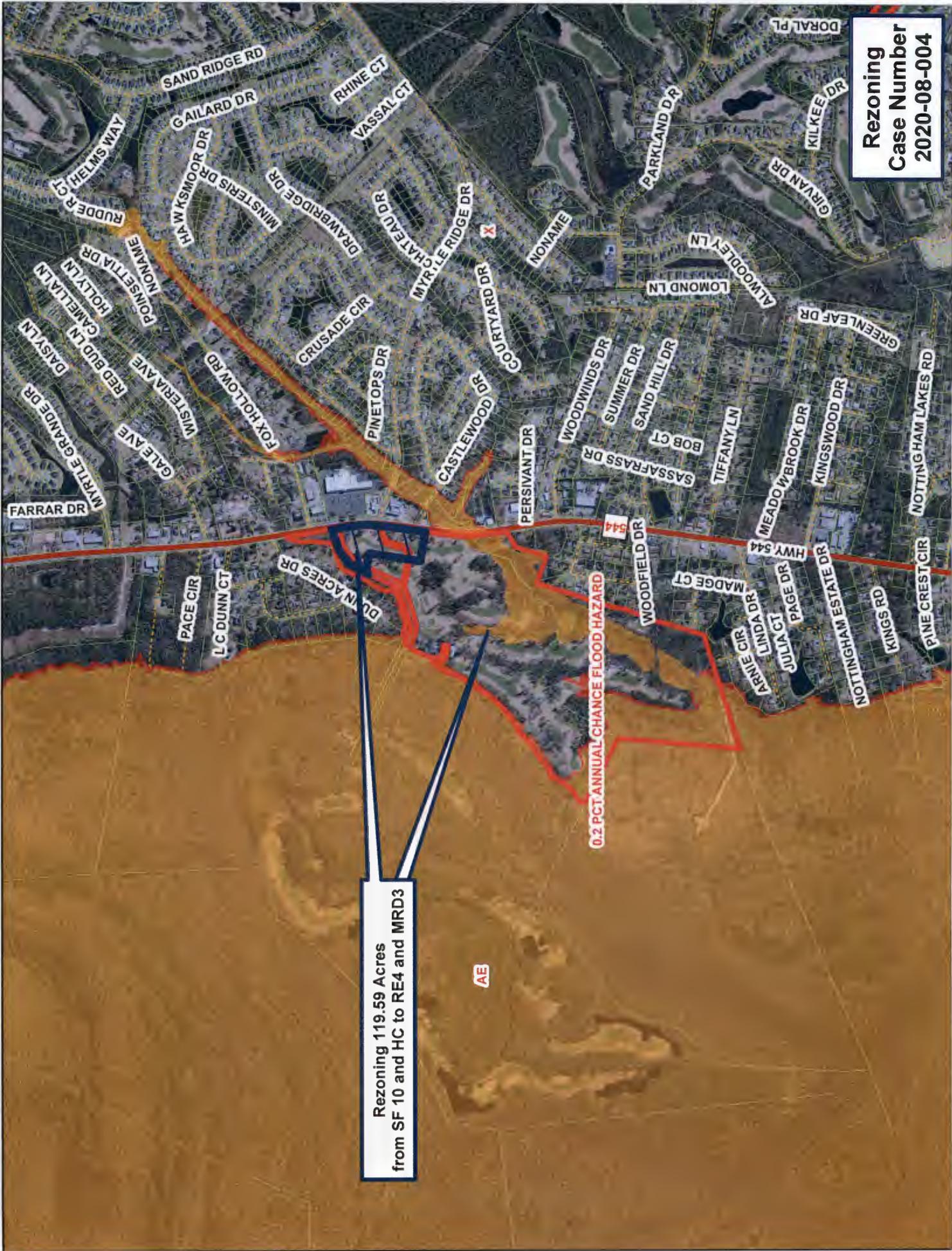
Rezoning
Case Number
2020-08-004



Rezoning 119.59 Acres
from SF 10 and HC to RE4 and MRD3

District 8

SCENIC & CONSERVATION



Rezoning 119.59 Acres
from SF 10 and HC to RE4 and MRD3

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

AE

**Rezoning
Case Number
2020-08-004**



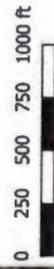
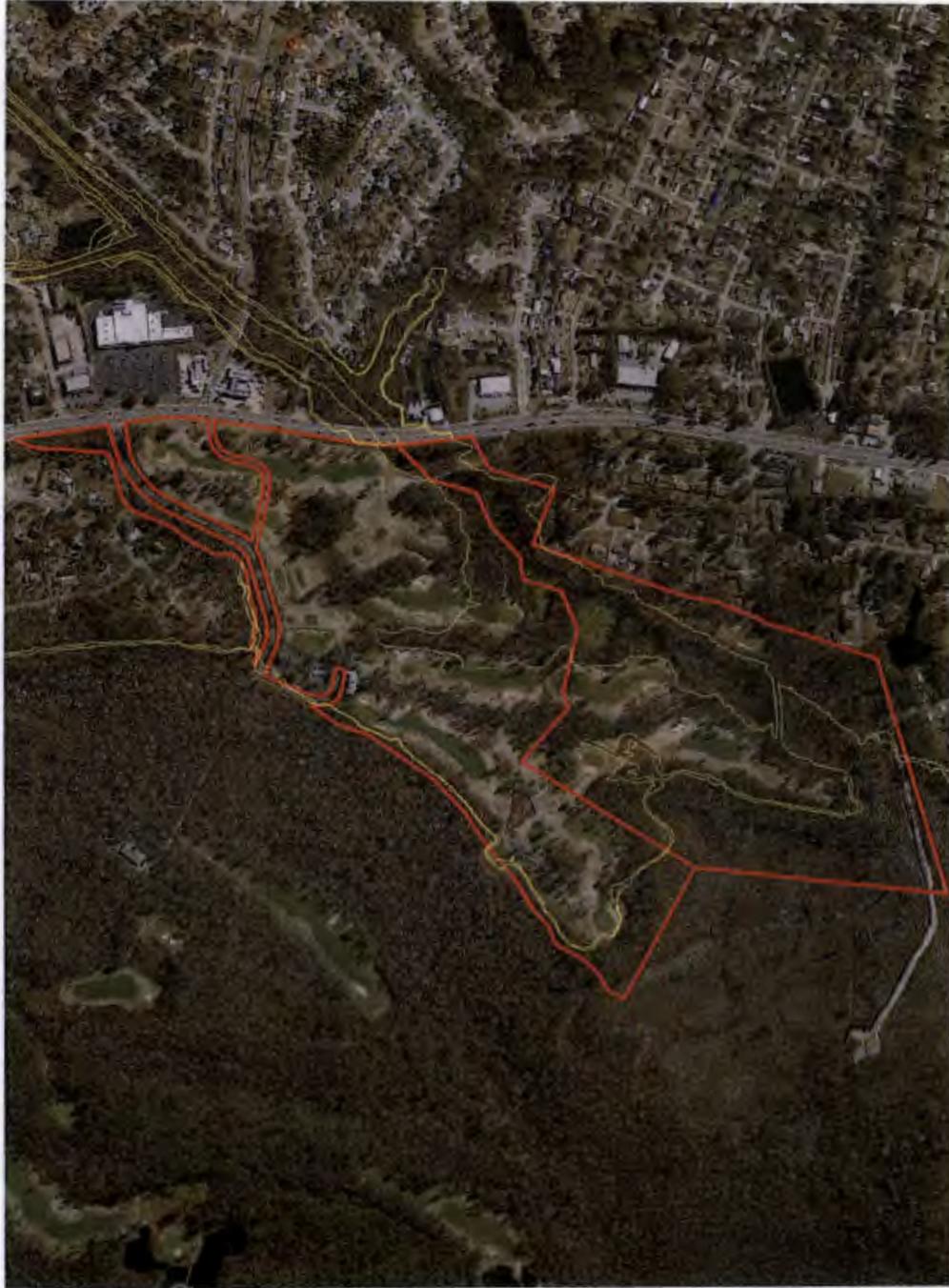
PIN = 40100000005'
PIN = 40100000006'
0 0.075 0.15 0.3 0.45 0.6 Miles



Preliminary Flood
Zone Map for TMS
161-00-02-199,
-063
119.59 AC.

The Witch

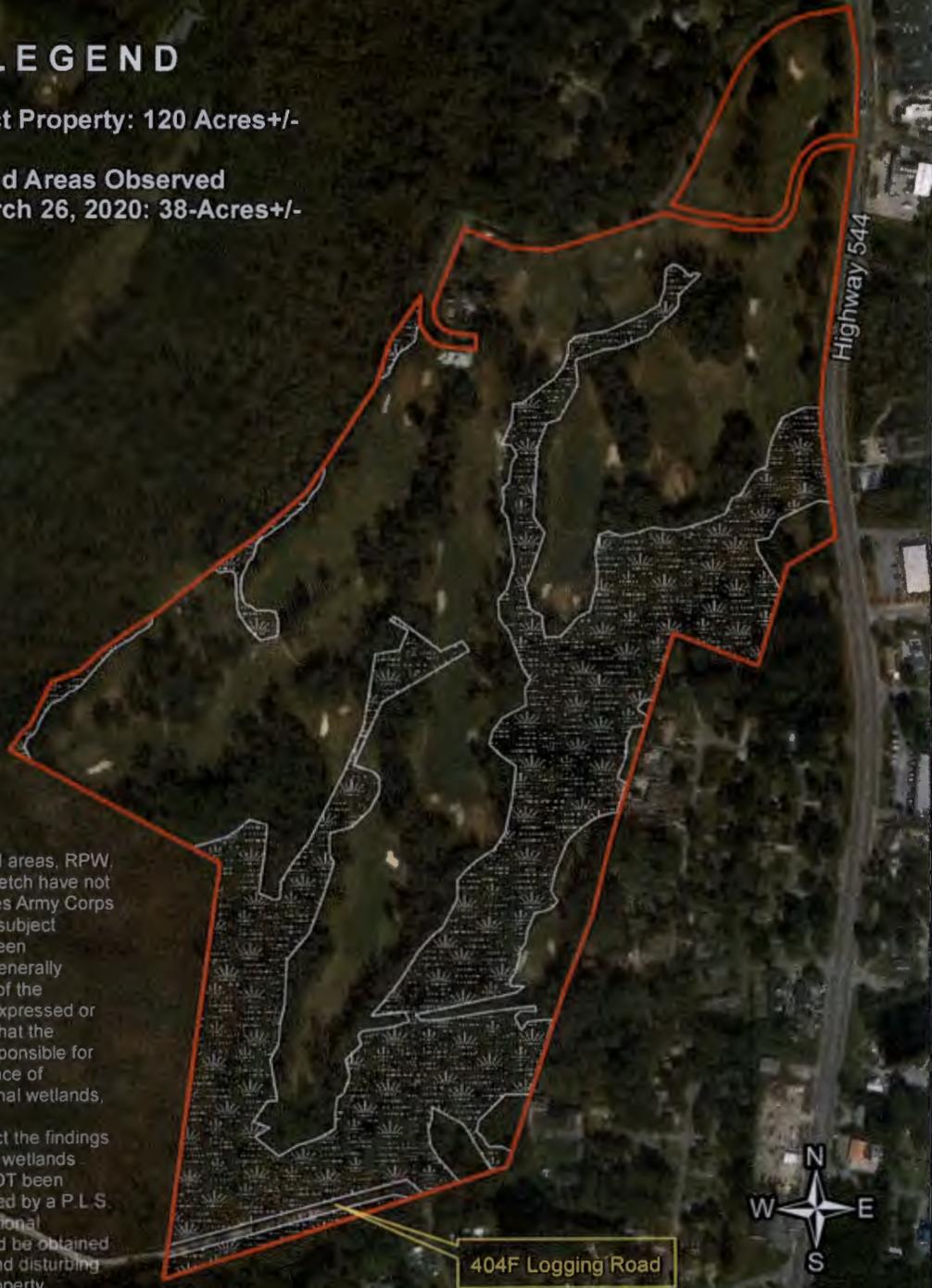
Conway, Horry County,
SC



LEGEND

 Subject Property: 120 Acres+/-

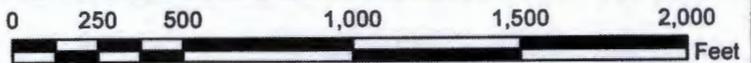
 Wetland Areas Observed on March 26, 2020: 38-Acres+/-



The wetland areas, non-wetland areas, RPW, and NRPW depicted on this sketch have not been verified by the United States Army Corps of Engineers (USACE) and are subject to change. Our findings have been developed in accordance with generally accepted standards of practice of the USACE. No other warranty is expressed or implied. The client recognizes that the USACE is the sole authority responsible for certifying the presence or absence of jurisdictional and non-jurisdictional wetlands, and that future changes in their regulations/guidelines may affect the findings represented in this sketch. The wetlands depicted on this sketch have NOT been delineated in the field or surveyed by a P.L.S. Please note that a final Jurisdictional Determination (JD) Letter should be obtained from the USACE prior to any land disturbing activities taking place on the property.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EXHIBIT DISCLAIMER: PLEASE NOTE THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT MEANT FOR DESIGN, LEGAL, OR ANY OTHER USES. THERE ARE NO GUARANTEES REGARDING ACCURACY. SBME, INC. ASSUMES NO RESPONSIBILITY FOR ANY DECISION MADE OR ANY ACTIONS TAKEN BY THE USER BASED UPON THIS EXHIBIT.



Project No:	4263-20-045
Source:	ESRI
Source Date:	2018
Date:	March 2020

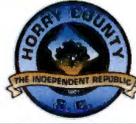
Wetland Approximation Exhibit The Witch Golf Links Tract Conway, Horry County, SC



Exhibit No.
3

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Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Jones & Jones Properties LLC (Energov # 050023)	Rezoning Request #	2020-08-005
PIN #	44001040047	County Council District #	6 – Crawford
Site Location	Leisure Ln in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Jones & Jones Properties LLC	PC Recommendation	
		Size (in acres) of Request	2.76

Date Advertised: 8/13/2020 Date Posted: 8/13/2020 # Property Owners Notified: 19 Date Notification Mailed: 8/13/2020 Report Date: 8/13/2020 BY:DJ

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	RCS	Flood and Wetland Information (proposed FEMA maps)	X	SF40	CFA	CFA
Proposed Zoning	RE4	Public Health & Safety (EMS/fire) in miles	2.06	SF40	Subject Property	SF40
Proposed Use	Outdoor Storage	Utilities	None	HC	HC	HC
		Character of the Area	Residential & Commercial			

COMMENTS

Comprehensive Plan District: Suburban	Overlay/Area Plan:
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Discussion: The applicant has requested to rezone to the High Bulk Retail (RE4) zoning district to allow outdoor storage. Graves Pool & Spa is located on an adjacent parcel, this parcel would be utilized for outdoor storage of equipment and vehicles for Graves. In addition to the pool company other uses in the near vicinity include a church adjacent to this parcel, a near by auto repair business, and residences.

Aerials indicate that the parcel is already being used for unpermitted outdoor storage. The parcel is located just outside of the Highway 544 overlay.

Public Comment:

TRANSPORTATION INFORMATION

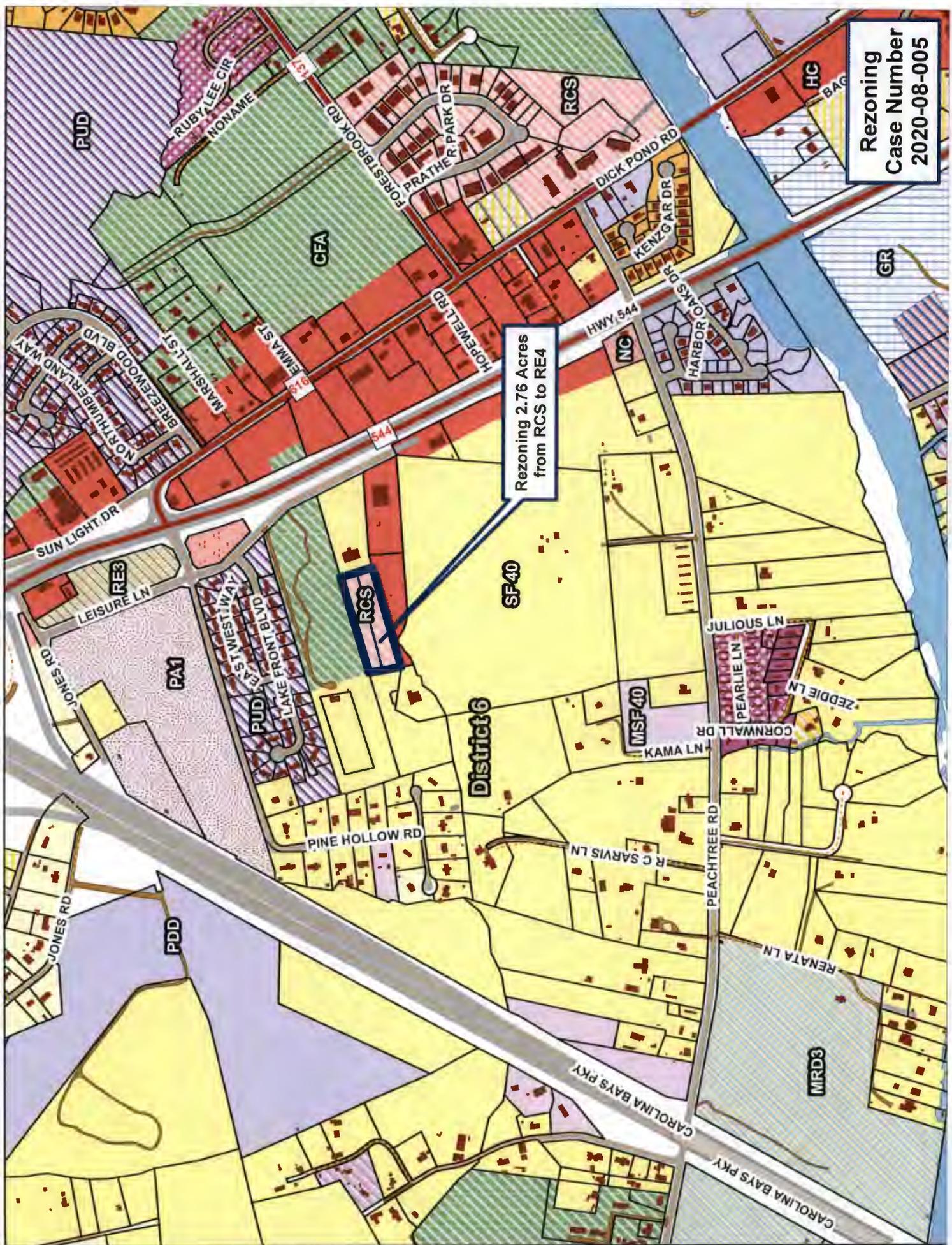
Daily Trips based on existing use / Max Daily Trips based on current zoning	50 / 200	Existing Road Conditions	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	50 / 500	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 544, Station (239) 34,700 AADT 95-100%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	RCS	CFA Res / Comm	HC	SF40	
Min. Lot Size (in square feet)	21,780	10,000	21,780 / 43,560	10,000	40,000	
Front Setback (in feet)	60	60	25 / 60	50	50	
Side Setback (in feet)	10	10	10 / 25	10	20	
Corner Side Setback (in feet)	50	50	25 / 60	15	30	
Rear Setback (in feet)	50	15	25 / 60	15	30	
Bldg. Height (in feet)	36 per 1/2 ac not to exceed 120	65	35	120	35	

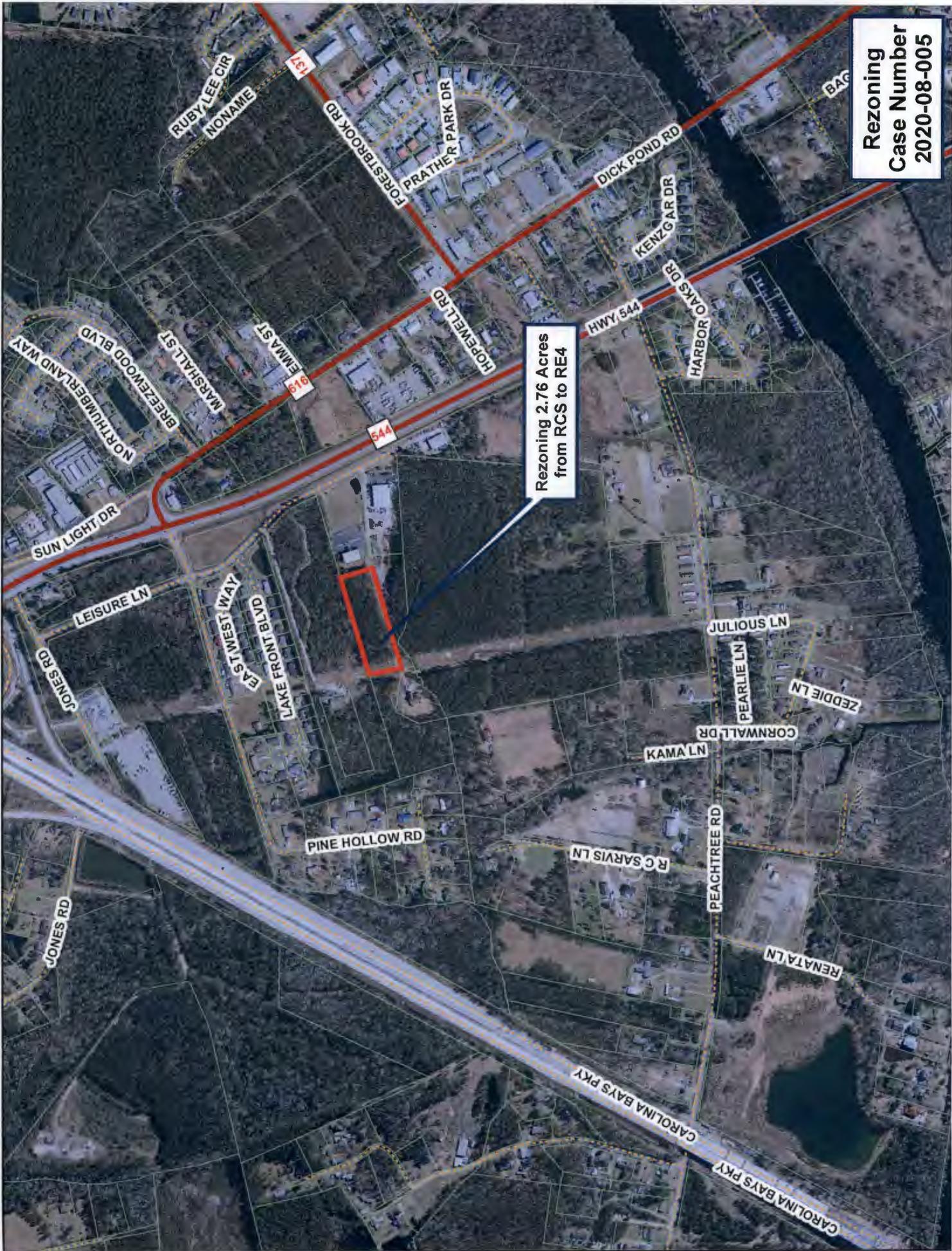
Setback Comments:

Rezoning
Case Number
2020-08-005



Rezoning 2.76 Acres
from RCS to RE4

District 6

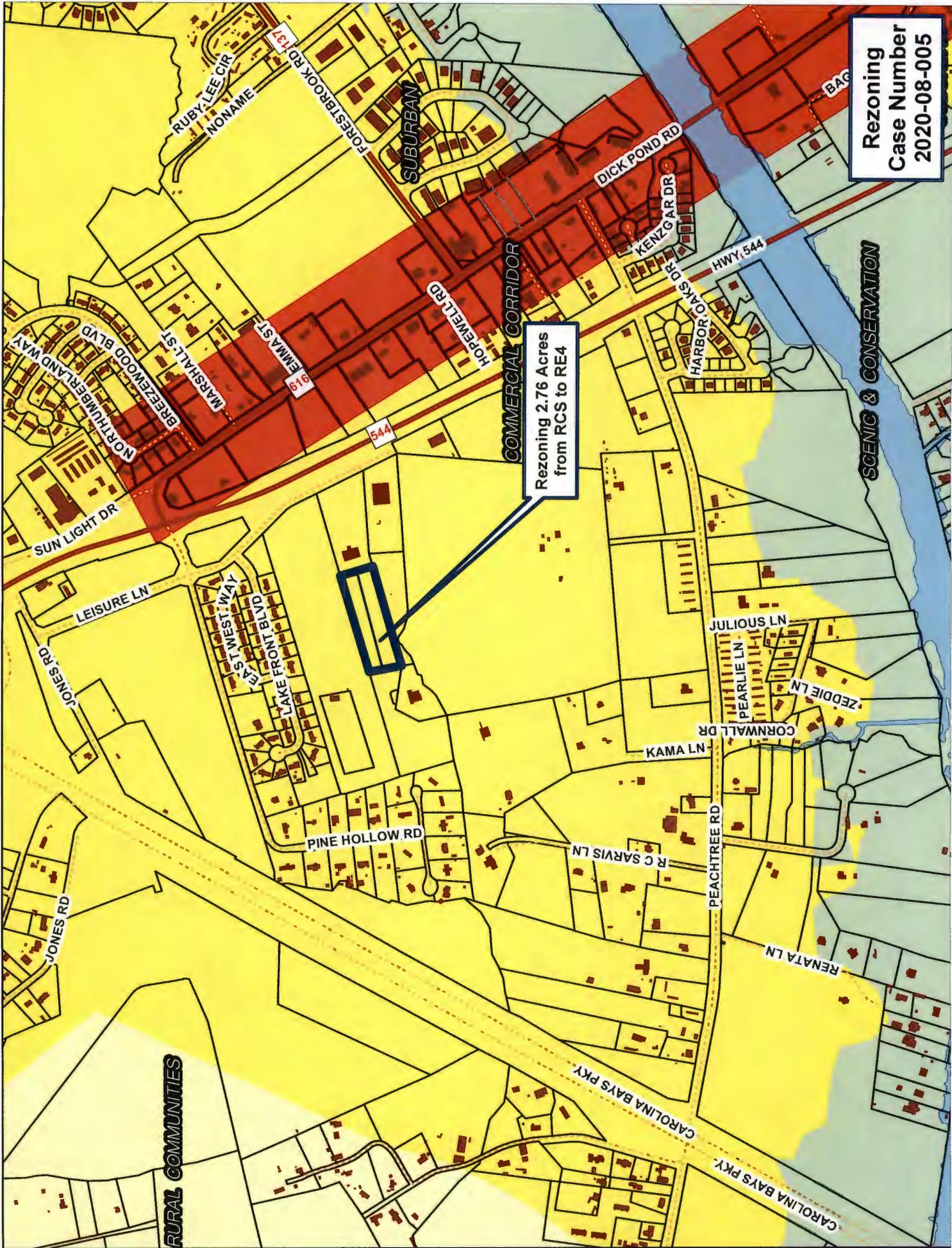


Rezoning 2.76 Acres
from RCS to RE4

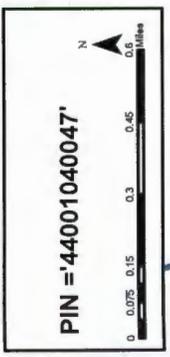
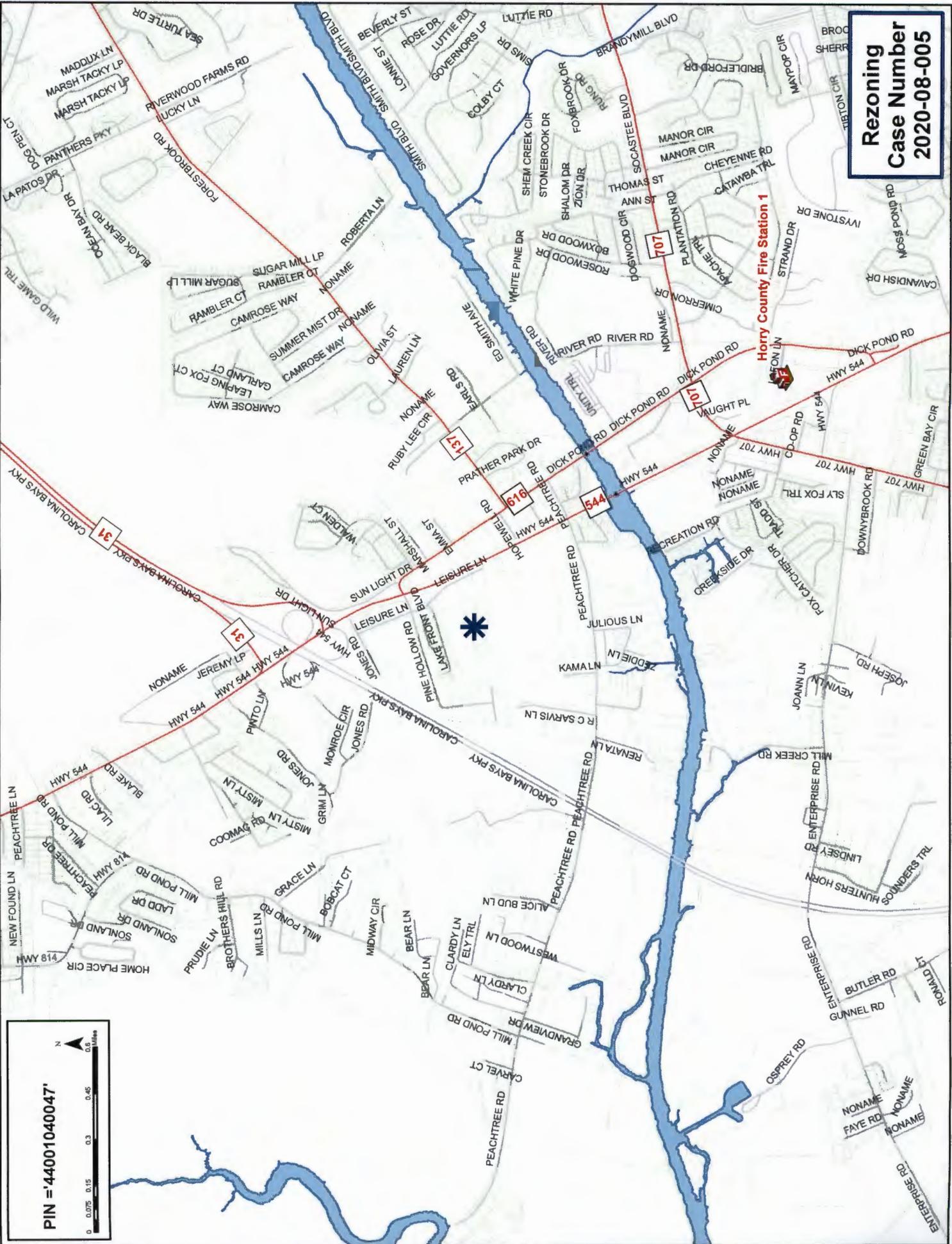


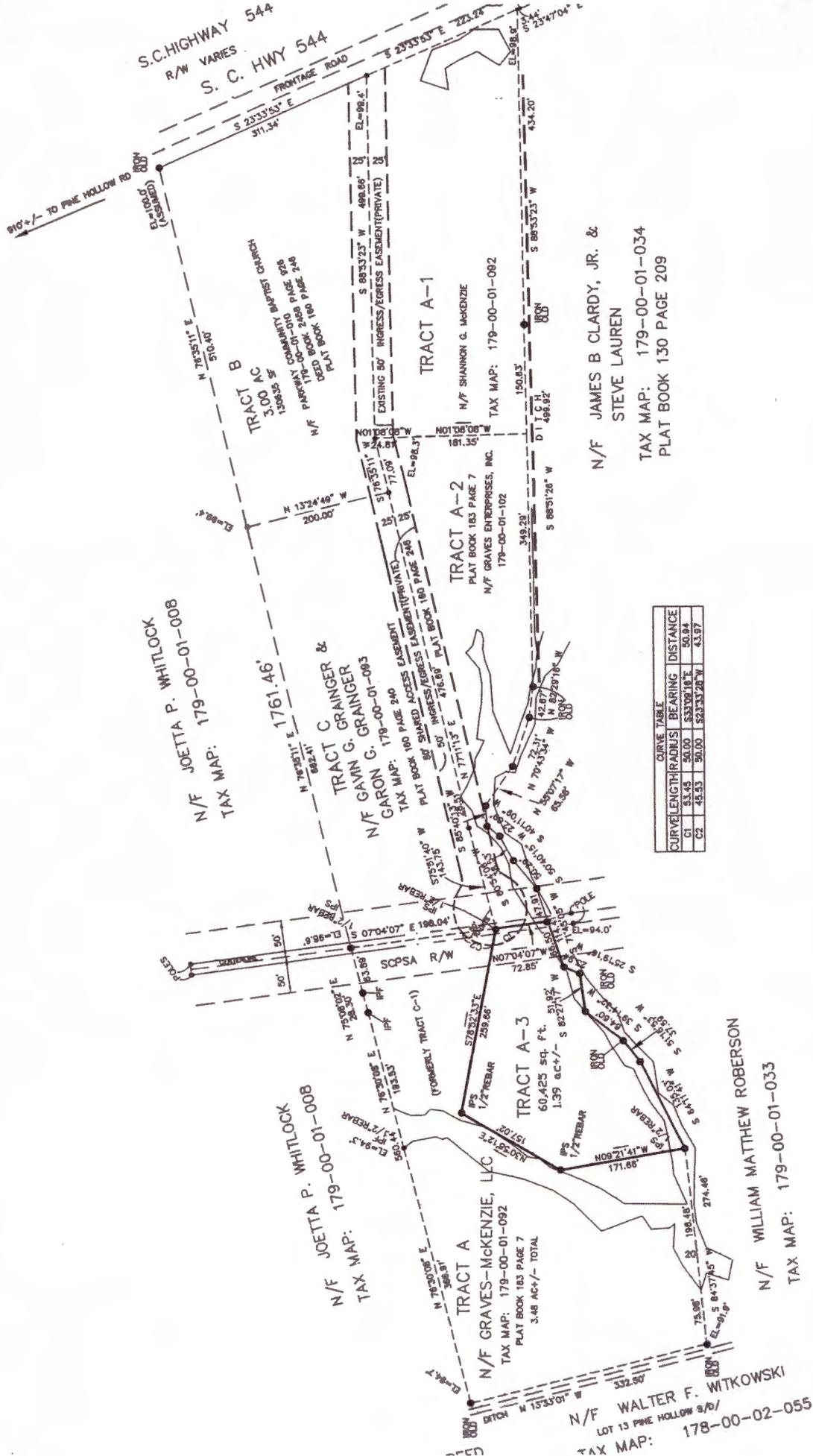
Rezoning 2.76 Acres
from RCS to RE4

Rezoning
Case Number
2020-08-005



**Rezoning
Case Number
2020-08-005**





CURVE LENGTH	RADIUS	BEARING	DISTANCE
C1	53.45	50.00	53.3701107
C2	45.55	50.00	52.3322871

TRACT A	212,087 SF	4.87 AC +/-
TRACT A-3	60,425 SF	1.39 ac +/-
TRACT A REMAINING AREA	= 151,662 SF	3.48 AC +/-

N/F JAMES B. CLARDY, JR. &
STEVE LAUREN
TAX MAP: 179-00-01-034
PLAT BOOK 130 PAGE 209

N/F WILLIAM MATTHEW ROBERSON
TAX MAP: 179-00-01-033

N/F WALTER F. WITKOWSKI
LOT 13 PINE HOLLOW S/B/
TAX MAP: 178-00-02-055

N/F JOETTA P. WHITLOCK
TAX MAP: 179-00-01-008

N/F JOETTA P. WHITLOCK
TAX MAP: 179-00-01-008

N/F GAVIN G. GRAINGER &
GARON G. GRAINGER
TAX MAP: 179-00-01-093

TRACT A-2
PLAT BOOK 183 PAGE 7
N/F GRAVES ENTERPRISES, INC.
179-00-01-102

TRACT A-1
N/F SHANNON G. MCKENZIE
TAX MAP: 179-00-01-092

TRACT A
N/F GRAVES-MCKENZIE, LLC
TAX MAP: 179-00-01-092
PLAT BOOK 183 PAGE 7
3.48 AC +/- TOTAL

S.C. HIGHWAY 544
R/W VARIES
S. C. HWY 544

SH

SOCIASTEE TOWNSHIP
OFFICE OF THE CLERK OF DC

HORRY COUNTY PLANNING COMMISSION

CHAIRMAN

Term Expires: 6/30/2021
District #6

Steven Neeves

3 Sioux Trail
Myrtle Beach, SC 29588
e-mail: jsneeves@gmail.com

Cell: 843-251-2100

VICE CHAIRMAN

Term Expires: 6/30/2021
District #5

Joey Ray

568 Mt. Gilead RD
Murrells Inlet, SC 29576
e-mail: joeyray742@gmail.com

Cell: 843-877-2496

Term Expires: 6/30/2021
District #1

Vacant

Term Expires: 6/30/2023
District #2

Pam Cecala

Taylor Architecture, PA
PO Box 51434
Myrtle Beach, SC. 29579
e-mail: ptarch@sccoast.net

Office: 843-424-8280

Term Expires: 6/30/2023
District #3

Chuck Rhome

415 McKendree Lane
Myrtle Beach, SC 29579
e-mail: rrhome@sc.rr.com

Home: 586-612-3378

Term Expires: 6/30/2024
District #4

Pamela Dawson

113 Dreamland Dr
Murrells Inlet, SC 29576
e-mail: pdawson.hcpc@gmail.com

Cell: 843-471-3748

Term Expires: 6/30/2021
District #7

Chris Hennigan

1910 Winburn Street
Conway, SC 29527
e-mail: chriswhennigan@yahoo.com

Cell: 843-222-4428

Term Expires: 6/30/2024
District #8

Burnett Owens

121 Citadel Dr.
Conway, SC 29526
e-mail: owensbj@sccoast.net

Office: 843-347-4794

Cell: 843-340-1260

Term Expires: 6/30/2022
District #9

Martin Dawsey

4432 Plantation Harbor Dr.
Little River, SC 29566
e-mail: mdawsey@bellamylaw.com

Office: 843-916-7173

Term Expires: 6/30/2022
District #10

Jody Prince

3090 Graceland Rd
Loris, SC 29569
e-mail: jodyprince@sccoast.net

Cell: 843-283-8451

Term Expires: 6/30/2022
District #11

Charles Brown

6876 Cates Bay Hwy
Conway, SC 29527
email: cab169@ymail.com

Office: 843-397-5850

Cell: 843-458-6658