



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP

AGENDA

July 29, 2021 – 3:00 p.m.

- I. Call to Order – 3:00 p.m.**

- II. Developments - Street Names - No Public Hearing Required**

- III. Section 540 Review**
 - PIN 34510040001 – GSWSA – Old Hwy 90 Elevated Water Tank (PC Member – Cecala).....17-20**

- IV. Design Modification**
 - PIN 31203040014 & 31203040030 – Lennar Carolinas, LLC – Roadway Design Criteria (Right-of-way less than 50’) (PC Member – Platt).....21-26**

- V. Rezoning Requests**
 - 1. 2021-07-001 – TF Development Inc. – Request to rezone 1.49 acres from Residential (SF40) to Residential (SF20) located at the corner of Yancey Dr and Heritage Dr outside of Loris (Council Member – Causey / PC Member – Dawsey).....27-32**

 - 2. 2021-07-002 – Patrick Boulter, Agent for Vinna Mae Glenn and Roderick Glenn– Request to rezone 19.3 acres (portion) from Commercial Forest Agriculture (CFA) to Residential (SF10) located off Hwy 50 near Edge Rd in Little River (Council Member – Worley / PC Member - Platt).....33-39**

 - 3. 2021-07-003 – Connie Morris – Request to rezone 4.73 acres from Limited Forest Agriculture (LFA) to Residential (MSF20) located at 4601 Hwy 554 in Mt. Vernon (Council Member – Hardee / PC Member - Prince).....40-45**

 - 4. 2021-07-004 – Ma Guohong – Request to rezone 8.78 acres from Residential (MSF20) to Commercial Agriculture (AG2) located at 170 Booth Cir in Conway (Council Member – Allen / PC Member - Brown).....46-51**

 - 5. 2021-07-005 – Diamond Shores, LLC, agent for Cypress Creek LLC – Request to rezone 18.31 acres from Residential (SF40) to High Bulk Retail (RE4) located at Corner of Camp Swamp Rd and Hwy 9 in Longs (Council Member – Causey / PC Member – Dawsey).....52-57**

 - 6. 2021-07-006 – G3 Engineering, agent for Martha Floyd Wood ETAL – Request to rezone 41.13 acres from Forest Agriculture (FA) to Multi-residential (MRD1) located on Camp Swamp Rd near Hwy 9 in Longs (Council Member – Causey / PC Member – Dawsey).....58-65**

- Comprehensive Plan Amendment**
 - PC-2021-10 A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 21600000008 from Rural and Scenic & Conservation to Suburban.....66-69**



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- 7. **2021-07-007** – REF, INC – Request to rezone 0.59 acres from Residential (SF20) to Residential (MSF20) located at 2611 Raymond St outside of Conway (Council Member – Bellamy / PC Member - Hennigan).....70-75
- 8. **2021-07-009** - Venture Engineering Inc, agent for Daniel Dozier Edge IV ETAL – Request to rezone 17.29 acres (portion) from Commercial Forest Agriculture (CFA) to Multi-Residential (MRD2) located at the intersection of Monaca Dr and Chestnut Rd in Longs (Council Member – Causey / PC Member – Dawsey).....76-83
- 9. **2021-07-010** – G3 Engineering, agent for JP Jordan and Associates, LLC – Request to rezone 70.2 acres from Forest Agriculture (FA), Commercial Forest Agriculture (CFA) and High Bulk Retail (RE4) to Multi-residential (MRD1) located on Hwy 701 north of Hwy 22 outside of Conway (Council Member – Allen / PC Member - Brown).....84-91

Comprehensive Plan Amendment

PC-2021-11 A resolution to amend the Future Land Use map of Imagine 2040 Comprehensive Plan for PIN 24900000042 from Rural and Scenic & Conservation to Rural Communities.....92-95

- 10. **2021-07-011** – G3 Engineering, agent for Hardee Highway 90 LLC – Request to rezone 222.88 acres from Commercial Forest Agriculture (CFA) to Multi-residential (MRD2) located on Hwy 90 and Vaught Ridge Rd in Longs (Council Member – Causey / PC Member – Dawsey).....96-103
- 11. **DEFERED - 2021-07-012** – Lennar Carolinas, LLC, agent for Cowpens Land & Timber LLC – Request to rezone 100 acres (portion) from Commercial Agriculture (AG2) to Multi-residential (MRD1) located on W. Bear Grass Rd and Bullock Trail in Longs (Council Member – Causey / PC Member – Dawsey)

VI. Text Amendments

AN ORDINANCE TO ADD MULTIPLE ROAD PROJECTS TO THE INDEX MAP OF THE HORRY COUNTY OFFICIAL MAP ORDINANCE.....104-112

VII. Adjourn