



Committed to Excellence

**HORRY COUNTY PLANNING COMMISSION MEETING
AGENDA**

March 4, 2021 – 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 - Planning Commission Meeting – February 4, 2021**
- VI. Development Street Names - No Public Hearing Required**
- VII. Street Names - Public Hearing Required**
 - Aynor Postal District (29511)**
Lambert Crossing Drive – A public right of way Frontage Road which runs from Horry Road to Hwy 501
 - Longs Postal District (29568)**
Watts Farm Lane – A 50’ private access easement off Star Bluff Road
 - Myrtle Beach Postal District (29579)**
Boat Landing Road – A 50’ private right of way off Frontage Rd B-2 and currently known as Boat Landing Rd
- VIII. Section 540 Review - PIN 312-03-02-0008 – Little River Water & Sewerage Company Production Well and Treatment Project**
- IX. Design Modifications**
 - 1. PIN 166-00-00-0003** – Laurely K. Nance – To allow a Shared Private Drive in excess of 1,800 linear feet.
 - 2. PIN 289-00-00-0042** – Amanda J. Gerrald – To allow a private access easement to serve 12 lots.
 - 3. PIN 396-00-00-0029** – Seamon Whiteside & Associates – To allow a 2nd point of access for a Multi-Family project to be from a 50’ Commercial Cross Access Easement.
- X. Public Hearings**
 - A. Rezoning Requests**
 - 1. PREVIOUSLY DEFERRED - PC-2021-1** – A resolution to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan for PIN 35200000005 and 35202020015 from Scenic and Conservation to Suburban.



HORRY COUNTY PLANNING COMMISSION MEETING

PREVIOUSLY DEFERRED - 2020-12-002 – Venture Engineering Inc., agent for Patricia M. Graham & Paul Smith – Request to rezone 29.92 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located off Little River Neck Rd in Little River (Council Member – Worley)

An Ordinance to Approve a Development Agreement between Horry County, The City of North Myrtle Beach and Crossroads Village Ventures, LLC. Pertaining to 29.92 acres and identified as PIN 352-00-00-0005 & 352-02-02-0015, located on Little River Neck Rd. The proposed development agreement includes residential uses. A copy of the development agreement can be obtained at the Horry County Planning Office, located at 1301 Second Ave., Conway, SC 29526.

2. **PREVIOUSLY DEFERRED - 2021-01-001** - DDC Engineers Inc., agent for Margaret M. Holmes, George F. Marshall and Virginia Biddle – Request to rezone 35.18 acres from Highway Commercial (HC) to Multi-Residential Three (MRD3) located off Postal Way in Myrtle Beach (Council Member – Vaught)
3. **PREVIOUSLY DEFERRED - 2021-01-002** – Earthworks Group, agent for Vitaly V. Daminov, ETAL – Request to rezone 2.13 acres from Residential (MSF40) to Planned Development District (PDD) located at the corner of McDowell Shortcut Rd & Hwy 707 in Murrells Inlet (Council Member – Loftus)
4. **2021-02-001** - Lennar Carolinas, LLC, agent for Dr. Hal B. Holmes Jr – Request to rezone 301.39 acres from Commercial Forest Agriculture (CFA) & Highway Commercial (HC) to Multi-Residential Three (MRD3) located on Hwy 501 & Hwy 31 in Myrtle Beach (Council Member – Vaught)
5. **DEFERRED - 2021-02-002** - G3 Engineering, agent for Plum Branch, LLC – Request to rezone 25.38 acres from Commercial Forest Agriculture (CFA) & Residential (SF10) to Multi-Residential Three (MRD3) located on Gardner Lacy Rd in Conway (Council Members - Vaught & Hardee)
6. **2021-02-003** - G3 Engineering, agent for Bear Paw LLC – Request to rezone 54.85 acres from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Old Hwy 90 in Conway (Council Member – Howard)
7. **2021-02-004** – G3 Engineering, agent for Roy Todd – Request to rezone 99.76 acres from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Hwy 905 in Conway (Council Member – Bellamy)
8. **2021-02-005** – Juli Cochran, agent for Anthony Cochran – Request to rezone .63 acre from Residential (MSF20) to Residential (MSF10) located on Allen St in Conway (Council Member – Bellamy)
9. **2021-02-006** – Chris Barnhill, agent for Lloyd Blease Jordan – Request to rezone 0.98 acres from Residential (MSF10) to Agricultural Community Services (AG3) located on the corner of Landmark Rd & Hallie Martin Rd in Conway (Council Member – Allen)
10. **2021-02-007** - Daniel W Stacy Jr., agent for The South Carolina Conference of International Pentecostal Holiness Church Inc. – Request to rezone 5 acres from General Residential (GR) to



HORRY COUNTY PLANNING COMMISSION MEETING

Inpatient Medical Services (ME1) located at the Corner of Carolina Forest Blvd & Revolutionary War Way in Myrtle Beach (Council Member – Howard)

B. Comprehensive Plan Amendment

- 1. PREVIOUSLY DEFERRED – PC-2021-2** - Resolution recommending the adoption of the revised Horry County Parks and Open Space Plan as an amendment to the Horry County Comprehensive Plan, Imagine 2040.
- 2. PC-2021-3** - A resolution to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan from Scenic and Conservation to Rural Communities for a portion of PIN 18600000038.

C. Text Amendment

An Ordinance to Amend Appendix B, Article VII, Section 723.2 of the Horry County Code of Ordinances pertaining to the Garden City Height Overlay Zone.

XI. Adjourn