



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING

AMENDED AGENDA

May 6, 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. Approval of Minutes

1. Planning Commission Workshop – March 25, 2021
2. Planning Commission Meeting – April 1, 2021

V. New Business - Public Hearing Required - Capital Improvements Plan

VI. Street Names - No Public Hearing Required

VII. Street Names – Public Hearing Required

Little River Postal District (29566)

Platt Town Place

Platt Oaks Court

A 50' public right of way off Hwy 111 and currently known as Blooms Drive and Platt Oaks Court

VIII. Design Modifications

1. **307-00-00-0036** – D.R. Horton, Inc. (Heather Glen Ph 12) – Access Management (Number of lots on one point of access)
2. **363-04-03-0007** – Jessica Higley (Reserve at Heritage) – Open Space (Removal of platted open space from inventory)
3. **457-00-00-0033** – Lakes Ventures Partners (The Lakes Ph 17 & Ph 18A) – Open Space (Removal of platted open space from inventory)
4. **366-07-01-0001** – William T. Chapman II (1903 Riverside Dr.) – Access Management (Shared Private Drive originating from unimproved / substandard R/W)
5. **428-00-00-0004** – DDC Engineers, Inc. (Arcadia) – Access Management (Number of lots on one point of access)

IX. Public Hearings

A. Rezoning Requests



HORRY COUNTY PLANNING COMMISSION MEETING

1. **2021-04-011** - Thomas Bevins, agent for Robert E & Jane F Hatfield – Request to rezone 82.59 acres from Mobile Home Park (MHP) & Highway Commercial (HC) to Inpatient Medical Services (ME1) located on Hwy 707 and Peat Moss Ct in Myrtle Beach (Council Member – Crawford / PC Member - Neeves)
2. **2021-04-012** – Bellamy Law Firm, agent for CHR, LLC & Hardee Real Estate Management, LLC – Request to rezone 4.34 acres from Resort Commercial (RC) & Highway Commercial (HC) to Planned Development District (PDD) located on Hwy 17 in Little River (Council Member – Worley / PC Member - Platt)
3. **2021-04-001** - Wall Engineering LLC, agent for Cypress Winds LLC – Request to rezone 22.89 acres from Residential (SF10) to Multi-residential One (MRD1) located on Castlers Heights Rd near Lucille Ln & Hwy 905 in Longs (Council Member – Causey / PC Member - Dawsey)

PC-2021-05 - A resolution to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan for PIN 2660000010 from Rural Communities to Suburban.

4. **2021-04-002** – G3 Engineering, agent for Chris Manning Communities International – Request to amend 13.83 acres of the existing Planned Unit Development (PUD) located on Pickering Dr near McDowell Shortcut in Murrells Inlet (Council Member – Servant / PC Member - Ray)
5. **2021-04-003** – G3 Engineering, agent for VBCB Holdings LLC – Request to rezone 66.64 acres from Forest Agriculture (FA) to Multi-Residential One (MRD1) located on Browns Way Shortcut Rd in Conway (Council Member – Allen / PC Member - Brown)

PC-2021-06 - A resolution to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan for PIN 3780000053 from Rural and Scenic & Conservation to Rural Communities.

6. **DEFERRED 2021-04-004** – BC Moore Engineering, agent for Terraview Homes, LLC – Request to rezone 43.26 acres from Heavy Industrial (HI) to Destination Park District (DPD) and Commercial Agriculture (AG2) located on Hewitt Rd near Hwy 66 in Loris (Council Member – Causey / PC Member - Dawsey)
7. **2021-04-005** – Timothy Williams – Request to rezone .55 acre from Residential (MSF20) to Limited Manufacturing and Industrial (MA1) located on Old Pireway Rd near Hwy 905 in Conway (Council Member – Bellamy / PC Member - Hennigan)
8. **2021-04-006** - Walter Warren, PE, agent for Nest Communities, LLC – Request to rezone 20.65 acres from Limited Industrial (LI) to Multi-Residential Two (MRD2) located on Postal Way near Hwy 501 in Myrtle Beach (Council Member – Vaught / PC Member - Owens)
9. **2021-04-007** – G3 Engineering, agent for Capps-Brown Properties, LLC – Request to rezone 12.52 acres from Forest Agriculture (FA) to Commercial Agriculture (AG2) located on West Brownway Circle and Cates Bay Hwy in Conway (Council Member – Allen / PC Member - Brown)
10. **2021-04-008** - Davis Inabnit Jr. Esq., agent for Thompkins Investments, LLC – Request to rezone 2.85 acres from Residential (MSF10) to Residential (MSF6) located on Gale Ave near Hwy 544 in Conway (Council Member – Vaught / PC Member - Owens)



HORRY COUNTY PLANNING COMMISSION MEETING

- 11. 2021-04-009** – Diane Reeves, agent for RSR Beach Properties, LLC – Request to rezone 5.05 acres from Residential (MSF40) to Agricultural Estate (AG4) located on Simpson Creek Dr in Loris (Council Member – Hardee / PC Member -Prince)

- 12. 2021-04-010** - Garrett Jackson, agent for Nancy Wilson ETAL – Request to rezone 5 acres from Agricultural Estate (AG4) to Residential (SF20) located on Flossie Rd in Conway (Council Member – Bellamy / PC Member - Hennigan)

B. Text Amendments

An Ordinance to Amend Appendix B of the Horry County Code of Ordinances to substantially adjust the format of the zoning district regulations.

X. Adjourn