



Committed to Excellence

**HORRY COUNTY PLANNING COMMISSION MEETING
AGENDA**

September 2, 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 – July 29, 2021
 2. Planning Commission Meeting – August 5, 2021
- V. Street Names - NO PUBLIC HEARING REQUIRED**
- VI. Design Modifications**
 1. **PIN 124-16-01-0005** – Ovella Simms Gerald – Access Management (Shared Private Drive) (PC Member – Prince)
 2. **PIN 267-00-00-0044** – DR Horton (Seasons Trace) – Connectivity to Pubic Parks (PC Member – Dawsey)
 3. **PIN 293-12-03-0004 & 0005** – S&H Investment Group, LLC (Sunbelt Sign Supply) – Commercial Access Management (Width of Access Easement)(PC Member – Hennigan)
 4. **PIN 416-00-00-0259** –LDY Properties LLC (Carolina Lakes Blvd) – Access Management (Direct access to a Collector) (PC Member – Owens)
 5. **PIN 298-03-04-0004** – Felder & Dewitt – Access Management (Required Improvements) (PC Member – Prince)
 6. **PIN 400-00-00-0027 & 416-00-00-0266** – Eagle South, LLC (Ridgefield) – Access Management (Required Access Points) (PC Member – Owens)
- VII. Public Hearings**
 - A. Rezoning Requests**
 1. **2021-06-001 - Development Resource Group, LLC, agent for Big Block Petroleum, LLC** – Request to rezone 2.26 acres from Commercial Forest Agriculture (CFA) to Inpatient Medical Services (ME1) located at the North West Corner of Portsmouth Dr & Hwy 707 Intersection in Myrtle Beach (Council Member – Crawford / PC Member – Masciarelli)
 2. **PREVIOUSLY DEFERRED 2021-07-004** – Ma Guohong – Request to rezone 2.04 acres from Residential (MSF20) to Commercial Agriculture (AG2) located at 170 Booth Cir in Conway (Council Member – Allen / PC Member - Brown)
 3. **WITHDRAWN - 2021-07-012** – Lennar Carolinas, LLC, agent for Cowpens Land & Timber LLC – Request to rezone 100 acres (portion) from Commercial Agriculture (AG2) to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)



HORRY COUNTY PLANNING COMMISSION MEETING

4. **DEFERRED - 2021-08-001** – Earthworks Group, agent for Lauderdale Bay Estates Development & Bentley Thompson - Request to amend Multi-Residential Three (MRD3) zoning on 18.62 acres located on Hwy 17, south of Pompano Ct in Myrtle Beach (Council Member – Loftus/ PC Member – Dawson)

Design Modification - Access Management

5. **2021-08-002** - Simpson Gene Blackburn – Request to rezone 2.49 acres from Residential (SF40) to Residential (MSF20) located on Christian Rd in Conway (Council Member – Hardee / PC Member – Prince)
6. **2021-08-003** – Venture Engineering, agent for Plantation LLC, Handfield LLC and Donna E Casey & Lisa E. Fineran – Request to amend Multi-Residential One (MRD1) zoning on 247.78 acres located near the intersection of Hwy 90 and Old Reaves Ferry Rd in Conway (Council Member – Hardee / PC Member - Prince)

Design Modification – Block length in excess of 1800 linear feet.

PC-2021-12 A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PINs 34400000031, 34412010003, 34405040002, 34405040001, 34400000039 & 34400000026 from Scenic & Conservation to Rural Communities.

7. **2021-08-004** - Venture Engineering, agent for ASL, Inc. – Request to rezone 2.41 acres from Forest Agriculture (FA) to Residential (MSF10) located at 5505 Long Ave Ext in Conway (Council Member – Allen / PC Member – Brown)
8. **2021-08-005** – Barbara Davey, agent for Carolina Southern Tire Co., - Request to rezone .97 acre from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located at 3752 Hwy 9 E. in Loris (Council Member – Causey / PC Member – Dawsey)
9. **2021-08-006** – G3 Engineering, agent for Lyndell Thompson Builders, LLC – Request to rezone 147.15 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Two (MRD2) located on Hwy 90 in Longs (Council Member – Causey / PC Member – Dawsey)

Design Modification – Block length in excess of 1800 linear feet & access management

PC-2021-13 A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PINs 34600000024 & 34600000025 from Scenic & Conservation to Suburban.

10. **2021-08-007** – G3 Engineering, agent for Dianne Davis Parker – Request to rezone 1.61 acres from Residential (MSF10) to Residential (SF6) located the corner of Cypress Ave and Elizabeth Dr in Garden City (Council Member – Servant / PC Member – Ray)



HORRY COUNTY PLANNING COMMISSION MEETING

11. **2021-08-008** – G3 Engineering, agent for South Inlet Dev LLC – Request to rezone 95.43 acres from Commercial Agriculture (AG2) to Multi-Residential One (MRD1) located on Circle Bay Dr and W Bear Grass Rd in Longs (Council Member – Causey / PC Member – Dawsey)

PC-2021-14 A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PINs 25600000042 from Rural to Rural Communities

12. **2021-08-009** – G3 Engineering, agent for RL Bell Inc – Request to rezone 80.75 acres from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Watertower Rd near Coates Rd in Longs (Council Member – Causey / PC Member – Dawsey)

Design Modification – Internal & external access management

13. **2021-08-010** – Sean T. Williams, agent for S&H Investment Group LLC – Request to rezone 2.13 acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located at 2405 & 2433 Wise Rd in Conway (Council Member – Bellamy / PC Member – Hennigan)
14. **2021-08-011** – Impact Consulting, agent for Blue Eagle Investments LLC – Request to rezone 8.23 acres from Residential (SF40) and Neighborhood Commercial (NC) to Commercial Agriculture (AG2) located north east of Hwy 9 Bus & Hwy 66 on Hwy 66 in Loris (Council Member – Causey / PC Member – Dawsey)
15. **2021-08-012** – Carolyn G Jackson – Request to rezone 3 acres from Residential (SF10) to Residential (MSF10) located at 148 Carter Cir in Myrtle Beach (Council Member – DiSabato / PC Member - Rhome)
16. **2021-08-013** – RE1 Land Co LLC – Request to rezone 3.49 acres from Limited Forest Agriculture (LFA) to Residential (SF6) located off Hwy 9 W in Longs (Council Member – Causey / PC Member – Dawsey)

PC-2021-15 A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 22100000004 from Scenic & Conservation to Suburban.

17. **WITHDRAWN - 2021-08-014** – Patrick Boulter, Agent for Milton C Darr, Inc – Request to rezone .89 acre from Commercial Forest Agriculture (CFA) to Residential (SF14.5) off Hwy 57 and Ford Cir in Little River (Council Member – Worley / PC Member – Platt)
18. **2021-08-015** – WTC of Green Sea LLC, agent for Jackie J Woodbury ETAL – Request to rezone 2.41 acres from Forest Agriculture (FA) to Neighborhood Retail Services (RE1) & High Bulk Retail (RE4) located at 5264 Hwy 9 in Green Sea (Council Member – Hardee / PC Member - Prince)

VIII. Adjourn