



*Committed to Excellence*

**HORRY COUNTY PLANNING COMMISSION MEETING  
AGENDA**

**March 3, 2022 – 5:30 p.m.**

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- 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 – January 27, 2022
  2. Planning Commission Meeting – February 3, 2022
- VI. Street Names - NO PUBLIC HEARING REQUIRED**
- VII. 540 Reviews**
  1. **PIN 367-11-03-0005** – Horry Electric Coop Inc. - Red Hill Substation
  2. **PIN 449-00-00-0012** - Carolina Bays Tideland Hospital Park Land Donation
- VIII. Design Modification - PIN 327-00-00-0040** – Windsor Farms of Conway LLC (Windsor Farms Ph 3) – Access Management (Direct access to a collector status road)
- IX. Rezoning Requests**
  1. **PREVIOUSLY DEFERRED 2022-01-001-** Venture Engineering, agent for Marvin Oneal Martin ETAL and Ora Lee Chestnut Shields ETAL – Request to rezone 14.16 acres from Commercial Forest Agriculture (CFA) to Multi-residential District (MRD2) located on Wampee Rd in Little River (Council Member – Causey)
  2. **PREVIOUSLY DEFERRED 2022-01-004** - G3 Engineering, agent for Susie Deberry Holmes, Burroughs & Chapin TRS INC and Riverjack Properties LLC - Request to rezone 87.72 acres from Neighborhood Commercial (NC) and Limited Forest Agriculture (LFA) to Multi-residential District (MRD1) located on McKinley Short-Cut Rd in Conway (Council Member – Hardee)
  3. **2022-01-006** – Ronald Gomes Nogueira – Request to rezone .51 acre from Residential (MSF20) to Residential (SF10) located at 8803 Hwy 544 in Myrtle Beach (Council Member – Crawford)
  4. **2022-02-001** – Thomas & Hutton, agent for Murrells Inlet Land Dev, LLC – Request to rezone 71.3 acres from Commercial Forest Agriculture (CFA) to Multi-residential District (MRD2) located on Four Mile Rd near Kingston Oaks Dr in Conway (Council Member – Allen)
  5. **2022-02-002** – G3 Engineering, agent for Keegan Lee Wroten – Request to rezone 18.28 acres from Neighborhood Commercial (NC) and Residential (SF6) to Retail with Accessory Outdoor Storage (RE4) located at the intersection of Hwy 31 and 707 in Myrtle Beach (Council Member – Crawford)



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6. **2022-02-003** – John H Haynes – Request to rezone .52 acre from Residential (SF10) to Residential (MSF10) located off Hwy 90 on Toney Dr in Little River (Council Member – Causey)
7. **2022-02-004** – ROWE Professional Services Co, agent for Magnolia Plaza Investors LLC – Request to rezone 13.52 acres from Highway Commercial (HC) to Convenience & Auto-Related Services (RE3) located at 9714 N Kings Hwy in Myrtle Beach (Council Member – Howard)
8. **2022-02-005** – Venture Engineering Inc, agent for Waterfront Villas LLC – Request to rezone 3.91 acres from Resort Commercial (RC) to Convenience & Auto Related Services (RE3) located at the corner of River Landing Blvd & Waccamaw Blvd in Myrtle Beach (Council Member – DiSabato)
9. **2022-02-007** – Venture Engineering Inc, agent for MBN Holliday LLC – Request to rezone 9.39 acres portion from Office Professional Industrial (OPI) to Multi-residential District (MRD2) located on Gardner Lacy Rd and Postal Way in Myrtle Beach (Council Member – DiSabato)
10. **2022-02-008** – Venture Engineering Inc, agent for 701 Properties LLC – Request to rezone .7 acre portion from Highway Commercial (HC) to General Manufacturing and Industrial (MA2) located at the intersection of Bakers Chapel Rd and Anderson Rd in Aynor (Council Member – Allen)
11. **2022-02-009** - Timmy McDowell, agent for Jeremiah R Hardee Trust ETAL & Timothy P McDowell – Request to rezone 2.86 acres from Agriculture Community Services (AG3) & Forest Agriculture (FA) to Retail with Accessory Outdoor Storage (RE4) located off Hwy 905, Hickory Grove Community in Conway (Council Member – Hardee)
12. **2022-02-010** - Jimmy McDowell, Agent for Jeremiah R Hardee Trust ETAL & James Douglas McDowell – Request to rezone 5.8 acres from Residential (MSF10) & Forest Agriculture (FA) to Retail with Accessory Outdoor Storage (RE4) located off Hwy 905, Hickory Grove Community in Conway (Council Member – Hardee)
13. **2022-02-011** – Diego Bermeso, agent for Woodhaven HHI LLC – Request to rezone 3.2 acres from Commercial Forest Agriculture (CFA) to Residential (MSF10) located on Downybrook Rd in Myrtle Beach (Council Member – Crawford)
14. **2022-02-012** – Alexander Munday, agent for Troy H Noack ETAL – Request to rezone 1.08 acres from Residential (SF40) to Residential (MSF14.5) located at 4622 Clardy Ln in Myrtle Beach (Council Member – Crawford)

**X. Text Amendments**

1. AN ORDINANCE TO AMEND ARTICLE XVII, SEC 1706 OF THE HORRY COUNTY ZONING ORDINANCE PERTAINING TO CRITERIA FOR THE DESIGNATION OF HISTORIC TREES
2. AN ORDINANCE TO AMEND ARTICLE XVII, SEC 1710 OF THE HORRY COUNTY ZONING ORDINANCE TO ESTABLISH GUIDELINES FOR FLOOD ADAPTATION FOR REHABILITATING HISTORIC BUILDINGS

**XI. Adjourn**