

HORRY COUNTY PLANNING COMMISSION



August 6, 2020

~ 2020 ~

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PC WORKSHOP

PC MEETING

COUNTY COUNCIL

ZBA MEETING

COUNTY HOLIDAYS

PLANNING & ZONING DEPT
1301 2nd Avenue Room 1D09
Conway, SC 29526

Phone: (843) 915-5340
Fax: (843) 915-6341



Memorandum

To: Planning Commission Members
From: Susi Miller, Planning & Zoning Tech
Date: July 30, 2020
Re: Upcoming Meeting Dates and Times

July 30, 2020
3:00 p.m.

Planning Commission Workshop
Virtual Meeting

August 6, 2020
2:00 p.m.

Imagine 2040 Steering Committee Meeting
Multi-purpose Room B, 1301 Second Ave, Conway

August 6, 2020
5:30 p.m.

Planning Commission Meeting
Multi-purpose Room B, 1301 Second Ave, Conway

August 18, 2020
6:00 p.m.

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

August 27, 2020
3:00 p.m.

Planning Commission Workshop
Virtual Meeting

September 1, 2020
6:00 p.m.

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

September 3, 2020
5:30 p.m.

Planning Commission Meeting
Multi-purpose Room B, 1301 Second Ave, Conway

REZONING REVIEW CRITERIA

Every zoning amendment should be analyzed with regard to the following:

A.

Comprehensiveness:

1. Is the change contrary to the established land-use pattern?
2. Would change create an isolated district unrelated to surrounding districts; i.e., Is this "spot zoning"?
3. Would change alter the population density pattern and thereby increase the load on public facilities (schools, sewers, streets)?
4. Are present district boundaries illogically drawn in relation to existing conditions?
5. Would the proposed change be contrary to the Future Land Use Plan?

B.

Changed Conditions:

1. Have the basic land use conditions been changed?
2. Has development of the area been contrary to existing regulations?

C.

Public Welfare:

1. Will change adversely influence living conditions in the neighborhood?
2. Will change create or excessively increase traffic congestion?
3. Will change seriously reduce the light and air to adjacent areas?
4. Will change adversely affect property values in adjacent areas?
5. Will change be a deterrent to the improvement of development of adjacent property in accord with existing regulations?
6. Will change constitute a grant of a special privilege to an individual as contrasted to the general welfare?

D.

Reasonableness:

1. Are there substantial reasons why the property cannot be used in accord with existing zoning?
2. Is the change requested out of scale with the needs of the neighborhood or the county?
3. Is it impossible to find adequate sites for the proposed use in districts permitting such use?

Zoning Districts

(Highlighted districts are no longer available for use in the rezoning of property)

AG1	Agriculture	Businesses for the raising, care and harvesting of trees, plants, animals and crops
AG2	Commercial Agriculture	Farm related businesses characterized as agriculture-commercial in nature
AG3	Agricultural Community Services	Intended for businesses that meet the needs of the rural community
AG4	Agricultural Estate	Residential development of five acres or greater with non-commercial farming activities, horses and limited farm animals
AG5	Agricultural Manufactured Estate	Residential development of five acres or greater including manufactured, modular and mobile homes with non-commercial farming activities, horses & limited farm animals
AG6	Agricultural Ranchettes	Residential on two acres or greater with non-commercial farming activities & horses
AG7	Manufactured Agricultural Ranchettes	Residential development of two acres or greater including manufactured, modular and mobile homes with non-commercial farming activities
LFA	Limited Forest Agriculture	Agriculture, low-density residential, forestry uses as well as limited commercial (agriculturally related), social, cultural, recreational, and religious uses
FA	Forest Agriculture	Agriculture, forestry, low-density residential, limited commercial (maximum size of 4,500 sq.ft.), social, cultural, recreational, and religious uses
CFA	Commercial Forest Agriculture	Agriculture, forestry, low-density residential, commercial, social cultural, recreational and religious uses
CP	Conservation/Preservation	Preserves environmentally sensitive or scenic lands
CO1	Conservation/Preservation	Preserves environmentally sensitive areas, such as wetlands, bays, creeks etc.
BO1	Boating/Marine Commercial	Businesses reliant on the ocean, rivers and streams
RE	Rural Estates	Rural family farms with minimum 1-acre lots excluding mobile home and including livestock and limited commercial
SF40	Residential, no mobile homes allowed	Minimum lot size - 40,000 sq. ft.
SF20	Residential, no mobile homes allowed	Minimum lot size - 20,000 sq. ft.
SF14.5	Residential, no mobile homes allowed	Minimum lot size - 14,500 sq. ft.
SF10	Residential, no mobile homes allowed	Minimum lot size - 10,000 sq. ft.
SF8.5	Residential, no mobile homes allowed	Minimum lot size - 8,500 sq. ft.
SF7	Residential, no mobile homes allowed	Minimum lot size - 7,000 sq. ft.
SF6	Residential, no mobile homes allowed	Minimum lot size - 6,000 sq. ft.(SF) or 8,000 sq. ft. (duplex)
MSF40	Residential, including mobile homes	Minimum lot size - 40,000 sq. ft.
MSF20	Residential, including mobile homes	Minimum lot size - 20,000 sq. ft.
MSF14.5	Residential, including mobile homes	Minimum lot size - 14,500 sq. ft.
MSF10	Residential, including mobile homes	Minimum lot size - 10,000 sq. ft.
MSF8.5	Residential, including mobile homes	Minimum lot size - 8,500 sq. ft.
MSF7	Residential, including mobile homes	Minimum lot size - 7,000 sq. ft.
MSF6	Residential, including mobile homes	Minimum lot size - 6,000 sq. ft.(SF) or 8,000 sq. ft. (duplex)
MHP	Mobile Home Park	Mobile home developments in which lots are leased
MRD 1	Multi-Residential One	Allows for mixed residential development in the <i>rural</i> areas of the county as identified on the future land use map.
MRD 2	Multi-Residential Two	Allows for mixed residential development in the <i>suburban</i> areas of the county as identified on the future land use map
MRD 3	Multi-Residential Three	Allows for mixed residential development in the <i>urban</i> areas of the county as identified on the future land use map
GR	General Residential	High density development including apartments and condominiums
GRn	General Residential "n"	One, two, multi-family, apartment and condominiums at a specified density per acre. No mobile homes are allowed.

RR	Resort Residential	Hotels, motels and resort condominiums
RC	Resort Commercial	Hotels, motels, condominiums, and marinas
RH	Resort Housing	Medium to high-density housing for transient population
AC	Amusement Commercial	Businesses providing entertainment as its primary activity
AM1	Indoor Amusement Commercial	Amusement related uses within buildings or facilities
AM2	Outdoor Amusement Commercial	Amusement related uses generally located outside buildings or facilities
NC	Neighborhood Commercial	Businesses intended to serve the surrounding neighborhood
CC	Community Commercial	Pedestrian-oriented commercial centers
HC	Highway Commercial	Automobile-oriented commercial development
CR	Commercial Recreation	Allows uses focused on commercially operated recreational activities
EIO	Education, Institution, Office	Allows uses focused on providing services that meet the education, medical, personal, professional, religious, and social needs of the community
RCS	Retail Consumer Services	Allows uses focused on commercially operated recreational activities public consumes, purchases or participates in as part of their day-to-day activities
TRS	Transportation Related Services	Allows uses that are auto reliant or focused on providing services for autos, public or private transportation facilities, services and communication facilities
RE1	Neighborhood Retail Services	Retail business or services with limited impacts intended to serve immediate neighborhood
RE2	Community Retail Services	Retail Business uses near communities or along transportation corridors
RE3	Convenience & Auto-related Services	Retail and service uses located adjacent to arterials or collector streets
RE4	High Bulk Retail	Retail or services businesses requiring outdoor storage areas
PA1	Passenger & Product Transportation	Intended for businesses that move people or goods within Horry County or to other destinations
OPI	Office/Professional/Institutional	Office developments, hospitals, and nursing homes
PR1	Office-Professional	Office or institutional uses
PR2	Campus Institution, Office & Research	Research, institutional & light industrial uses that are developed in "park" settings
ME1	Inpatient Medical Services	Inpatient and outpatient medical services (doctor's office, clinics etc.)
ME2	Outpatient Medical Services	Intense outpatient medical services (drug treatment centers, counseling facilities etc.)
LI	Limited Industrial	Industries not considered objectionable in terms of smoke noise, etc.
HI	Heavy Industrial	Large scale manufacturing, processing, and assembling operations
MA1	Limited Manufacturing and Industrial	Industries that do not pose potential environmental or safety hazards
MA2	General Manufacturing and Industrial	Industrial and manufacturing uses that may require outdoor storage
MA3	Heavy/Intense Manufacturing and Industrial	Intense manufacturing and industrial uses not appropriate in proximity to commercial or residential uses
PDD	Planned Development District	Allows for mixture of residential, commercial, office, industrial uses on a single site provided a written narrative and conceptual plan are submitted (PDD replaces the PUD district)
DP	Destination Park	Recreational sites for travel trailers and campers

Public Hearing Notice

The Horry County Planning Commission will hold a public hearing on Thursday, August 6, 2020 at 5:30 p.m. in the Multi-purpose Room of the Government & Justice Center located at 1301 Second Ave in Conway, South Carolina for the following rezoning requests. The Commission members will meet at 4:45 p.m. for refreshments. The Planning Commission Workshop will be held virtually on Thursday, July 30, 2020 at 3:00 p.m. All interested persons are urged to attend.

2020-07-001 – Wil Witt, agent for Grand Strand Christian Church - Request to rezone 2.48 acres from Residential (SF10) to Multi-Residential Three (MRD3) located on Burcale Rd in Myrtle Beach (Council Member – Vaught)

2020-07-002 – Jerry Peirone – Request to rezone 1.71 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Woodwinds Dr in Conway (Council Member – Vaught)

2020-07-003 – Timothy D Davis – Request to rezone 42.61 acres from Agricultural Manufactured Estate (AG5) to Commercial Agriculture (AG2) located at the corner of Willard Rd and Hwy 931 in Conway (Council Member – Allen)

2020-07-004 – W. Paul Prince – Request to rezone 3.47 acres from Residential (SF20) to Residential (SF14.5) located at the corner of Scenic Dr and Hwy 701 S in Loris (Council Member – Hardee)

2020-07-005 – Impact Consulting, agent for John Terry Hucks – Request to rezone 5.62 acres from Mobile Home Park (MHP) to Residential (MSF20) located on Eagle Ridge Ln in Loris (Council Member – Hardee)

2020-07-006 – G3 Engineering, agent for Lyndell Thompson Builders LLC – Request to rezone 46.90 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Two (MRD2) located on Hwy 90 in Longs (Council Member – Prince)

2020-07-007 – Sembler Florida Inc, agent for Landbank, LLC – Request to rezone 25.68 acres from Commercial Forest Agriculture (CFA) to Convenience & Auto-related Services (RE3) located at the southwest corner of Carolina Forest Blvd & River Oaks Dr in Myrtle Beach (Council Member – Howard)

2020-07-008 – Venture Engineering, Inc, agent for Canebrake Plantation LLC – Request to rezone 81.36 acres from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Hwy 90 near Old Reaves Ferry Rd in Conway (Council Member – Hardee)

2020-07-009 – Rosemary Chestnut & Linda Jackson – Request to rezone 2.01 acres from Residential (SF40) to Residential (MSF14.5) located on Hwy 905 in Conway (Council Member – Hardee)

2020-07-010 – Kevin Hackett – Request to rezone 3 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Circle Ln in Myrtle Beach (Council Member – Loftus)

2020-07-011 – Michael Misciarelli, agent for Jason Stocks – Request to rezone 1.27 acres from Neighborhood Commercial (NC) to High Bulk Retail (RE4) located at the corner of Hwy 50 and Hwy 111 in Little River (Council Member – Worley)

2020-07-012 – Antioch Farms LLC, agent for McNabb Shortcut LLC – Request to rezone 31.76 acres from Residential (MSF10) to Mining (MG) located on McNabb Shortcut Rd in Loris (Council Member – Hardee)

Title VI Notice

Horry County Government does not discriminate on the basis of race, color, national origin or sex, under Title VI of the Civil Rights Act. Persons who believe their access to services or programs is limited in violation of Title VI may contact the Title VI Coordinator at 843-915-7354.

Es la poliza de Gobierno de Condado de Horry de asegurar que ninguna persona sea excluida de participacion o sea negado los beneficios, o sea desicriminado bajo cualquiera de sus programas y actividades financiado con fondos federales sobre la base de raza, color, origen nacional o sexo, como proveido por el Titulo VI. Las personas que creen que su acceso a los servicios o programas es limitado en violacion del Titulo VI puede ponerse en contacto con el la Coordinadores de Titulo VI, al 843-915-7354.

Americans with Disabilities Act (ADA) Information

The meeting site is accessible to persons with disabilities. Accommodations for persons with disabilities may be arranged with advance notice by calling the Title VI Coordinator at 843-915-7354.

Informacion sobre el Acta (ADA) para estadounidenses con discapacidades

El lugar de la reunion es accessible par alas personas con discapacidades. Se puede hace arreglos de acomodacion reasonable par alas personas con discapacidades, con aviso anticipado, llamando al con la Coordinadores de Titulo VI, al 843-915-7354.



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING

AGENDA

August 6, 2020 – 5:30 p.m.

- I. Call to Order – 5:30 p.m.**
- II. Invocation & Pledge of Allegiance**
- III. New Business**
- IV. Approval of Minutes**
 - 1. Planning Commission Workshop – June 25, 20201-2
 - 2. Planning Commission Meeting – July 2, 20203-5
- V. Public Input- You must register in the Planning Department one hour prior to the meeting.**
- VI. Street Names - NO PUBLIC HEARING REQUIRED6**
- VII. Public Hearings**
 - A. Rezoning Requests**
 - 1. **2020-07-001** – Wil Witt, agent for Grand Strand Christian Church - Request to rezone 2.48 acres from Residential (SF10) to Multi-Residential Three (MRD3) located on Burcale Rd in Myrtle Beach (Council Member – Vaught)7-12
 - 2. **2020-07-002** – Jerry Peirone – Request to rezone 1.71 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Woodwinds Dr in Conway (Council Member – Vaught)13-16
 - 3. **2020-07-003** – Timothy D Davis – Request to rezone 42.61 acres from Agricultural Manufactured Estate (AG5) to Commercial Agriculture (AG2) located at the corner of Willard Rd and Hwy 931 in Conway (Council Member – Allen)17-20
 - 4. **2020-07-004** – W. Paul Prince – Request to rezone 3.47 acres from Residential (SF20) to Residential (SF14.5) located at the corner of Scenic Dr and Hwy 701 S in Loris (Council Member – Hardee)21-24
 - 5. **2020-07-005** – Impact Consulting, agent for John Terry Hucks – Request to rezone 5.62 acres from Mobile Home Park (MHP) to Residential (MSF20) located on Eagle Ridge Ln in Loris (Council Member – Hardee)25-29
 - 6. **020-07-006** – G3 Engineering, agent for Lyndell Thompson Builders LLC – Request to rezone 46.90 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Two (MRD2) located on Hwy 90 in Longs (Council Member – Prince)30-37
 - i. Design Modification (page 31)



HORRY COUNTY PLANNING COMMISSION MEETING

- 7. **2020-07-007** – Sembler Florida Inc, agent for Landbank, LLC – Request to rezone 25.68 acres from Commercial Forest Agriculture (CFA) to Convenience & Auto-related Services (RE3) located at the southwest corner of Carolina Forest Blvd & River Oaks Dr in Myrtle Beach (Council Member – Howard)38-42
- 8. **2020-07-008** – Venture Engineering, Inc, agent for Canebrake Plantation LLC – Request to rezone 81.36 acres from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Hwy 90 near Old Reaves Ferry Rd in Conway (Council Member – Hardee)43-50
 - i. Design Modification (page 44)
- 9. **2020-07-009** – Rosemary Chestnut & Linda Jackson – Request to rezone 2.01 acres from Residential (SF40) to Residential (MSF14.5) located on Hwy 905 in Conway (Council Member – Hardee)51-54
- 10. **2020-07-010** – Kevin Hackett – Request to rezone 3 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Circle Ln in Myrtle Beach (Council Member – Loftus)55-58
- 11. **2020-07-011** – Michael Misciarelli, agent for Jason Stocks – Request to rezone 1.27 acres from Neighborhood Commercial (NC) to High Bulk Retail (RE4) located at the corner of Hwy 50 and Hwy 111 in Little River (Council Member – Worley)59-62
- 12. **2020-07-012** – Antioch Farms LLC, agent for McNabb Shortcut LLC – Request to rezone 31.76 acres from Residential (SF10) to Mining (MG) located on McNabb Shortcut Rd in Loris (Council Member – Hardee)63-67

B. Text Amendments - None

VIII. Adjourn



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP

AGENDA

July 30, 2020 – 3:00 p.m.

I.	Call to Order – 3:00 p.m.	
II.	Street Names	6
III.	New Business	
IV.	Design Modification	
V.	Rezoning Requests	
1.	2020-07-001 – Wil Witt, agent for Grand Strand Christian Church - Request to rezone 2.48 acres from Residential (SF10) to Multi-Residential Three (MRD3) located on Burcale Rd in Myrtle Beach (Council Member – Vaught)	7-12
2.	2020-07-002 – Jerry Peirone – Request to rezone 1.71 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Woodwinds Dr in Conway (Council Member – Vaught)	13-16
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4.	2020-07-004 – W. Paul Prince – Request to rezone 3.47 acres from Residential (SF20) to Residential (SF14.5) located at the corner of Scenic Dr and Hwy 701 S in Loris (Council Member – Hardee)	21-24
5.	2020-07-005 – Impact Consulting, agent for John Terry Hucks – Request to rezone 5.62 acres from Mobile Home Park (MHP) to Residential (MSF20) located on Eagle Ridge Ln in Loris (Council Member – Hardee)	25-29
6.	2020-07-006 – G3 Engineering, agent for Lyndell Thompson Builders LLC – Request to rezone 46.90 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Two (MRD2) located on Hwy 90 in Longs (Council Member – Prince) (Design Modification)	30-37
7.	2020-07-007 – Sembler Florida Inc, agent for Landbank, LLC – Request to rezone 25.68 acres from Commercial Forest Agriculture (CFA) to Convenience & Auto-related Services (RE3) located at the southwest corner of Carolina Forest Blvd & River Oaks Dr in Myrtle Beach (Council Member – Howard)	38-42
8.	2020-07-008 – Venture Engineering, Inc, agent for Canebrake Plantation LLC – Request to rezone 81.36 acres from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Hwy 90 near Old Reaves Ferry Rd in Conway (Council Member – Hardee) (Design Modification)	43-50



HORRY COUNTY PLANNING COMMISSION WORKSHOP

- 9. **2020-07-009** – Rosemary Chestnut & Linda Jackson – Request to rezone 2.01 acres from Residential (SF40) to Residential (MSF14.5) located on Hwy 905 in Conway (Council Member – Hardee)51-54
- 10. **2020-07-010** – Kevin Hackett – Request to rezone 3 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Circle Ln in Myrtle Beach (Council Member – Loftus)55-58
- 11. **2020-07-011** – Michael Misciarelli, agent for Jason Stocks – Request to rezone 1.27 acres from Neighborhood Commercial (NC) to High Bulk Retail (RE4) located at the corner of Hwy 50 and Hwy 111 in Little River (Council Member – Worley)59-62
- 12. **2020-07-012** – Antioch Farms LLC, agent for McNabb Shortcut LLC – Request to rezone 31.76 acres from Residential (SF10) to Mining (MG) located on McNabb Shortcut Rd in Loris (Council Member – Hardee)63-67

VI. Text Amendments - None

VII. Adjourn

With no further business, Pam Cecala made a motion to adjourn and Marty Dawsey seconded. The motion carried unanimously, and the meeting was adjourned at approximately 3:57 p.m.

STATE OF SOUTH CAROLINA)
)
 COUNTY OF HORRY) **Horry County Planning Commission
 Planning Commission Meeting
 Thursday, July 2, 2020**

The Horry County Planning Commission met on Thursday, July 2, 2020 at 5:30 p.m. in Multi-purpose Room B of the Government & Justice Center located at 1301 Second Avenue in Conway, SC. The following commission members were present: Steven Neeves, Pam Dawson, Martin Dawsey, Chris Hennigan, Burnett Owens, Joey Ray, and Chuck Rhome. Staff present included David Schwerd, David Jordan, Andy Markunas, Thom Roth, Nancy Tindall, and Susi Miller. Commission members not present: Charles Brown, Pam Cecala, and Jody Prince

In accordance with the SCFOIA, notices of the meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time, and place of the meeting.

CALL TO ORDER – Chairman Steven Neeves called the meeting to order at approximately 5:35 p.m. There was a quorum present. Steven Neeves led the invocation and the Pledge of Allegiance.

PUBLIC INPUT – There was no public input

ELECTION OF OFFICERS

Chairman – Joey Ray nominated Steven Neeves as Planning Commission Chairman. Chairman Neeves asked if there were any other nominations and there were none. Joey Ray made a motion for Steven Neeves as Chairman and Chris Hennigan seconded, the motion carried unanimously.

Vice Chairman – Marty Dawsey nominated Joey Ray as Vice Chairman. Chairman Neeves asked if there were any other nominations and there were none. Marty Dawsey made a motion for Joey Ray as Vice Chairman and Chuck Rhome seconded, the motion carried unanimously.

APPROVAL OF MINUTES

Planning Commission Workshop – May 28, 2020
 Planning Commission Meeting – June 4, 2020

With no corrections or additions to the minutes, Chuck Rhome made a motion to approve as presented and Chris Hennigan seconded. The motion to approve the minutes carried unanimously.

NEW STREET NAMES – NO PUBLIC HEARING REQUIRED

Conway Postal District (29526)

Fox Rae Farms

- Fox Rae Drive
- Corsac Court
- Fennac Loop
- Tibetan Court
- Culpeo Drive

Little River Postal District (29566)

Heather Glen

- Grant Street
- Irving Drive
- Edinburgh Drive

Millport Court

River Park Assisted Living

Green Tree Loop

Longs Postal District (29568)

Minor Development for Virginia Thompson

Farmhouse Rd

Myrtle Beach Postal District (29588)

Hampton Park

Hampton Park Circle

David Schwerd gave an overview. Chris Hennigan made a motion to approve as presented and Joey Ray seconded. The motion to approve carried unanimously.

DESIGN MODIFICATIONS

PIN 281-00-00-0060 – To allow a Shared Private Drive in excess of 1,800 linear feet. This request was withdrawn.

PIN 427-00-00-0010 – To allow a 40' Right-of-Way to serve as sole access to a Major residential subdivision. This request was deferred.

PIN 450-00-00-0004 – To allow a 34' gated Right-of-Way to serve as secondary access for a 1,292 lot/unit subdivision. David Schwerd gave an overview, stating that a significant number of existing lots/units in Myrtle Beach Gold and Yacht will benefit from a secondary egress and emergency ingress in addition to the proposed lots. 34' is sufficient width to maintain a 22' road as the right of way will only be undersized for approximately 55 lf. Steve Powell was present to address questions and concerns. Staff recommended approval. Pam Dawson made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

PIN 366-16-04-0012 – To allow 63 lots off a single point of access. Allow a cul de sac to exceed the 1800lf requirement. David Schwerd gave an overview, stating that the developer of the commercial parcels will construct the portion of Clardy between the intersection with Sanderson and Ole Woodward at the time in which their commercial property is constructed. Steve Powell was present to address questions and concerns. Staff recommended approval with condition that when any commercial is permitted on PIN 36616010007 the portion of Clardy between Ole Woodward and Sanderson Drive will be constructed to Horry County standards. Steve Powell stated that he agrees to the conditions. Pam Dawson made a motion to approve with aforesaid conditions and Chris Hennigan seconded. The motion carried unanimously.

REZONING REQUESTS

PREVIOUSLY DEFERRED TWICE 2020-04-010 - Wright, Worley, Pope, Ekster & Moss, PLLC, agent for Brandon R Guignon - Request to rezone 13.22 acres from Residential (MSF10) to High Bulk Retail (RE4) located on Freewoods Rd in Myrtle Beach. This request was withdrawn.

2020-05-005 - H.B. Springs Co. Real Estate, agent for Carolina Company LLC - Request to rezone 8 acres from Residential (SF6) to Convenience & Auto-related Services (RE3) located at US Bypass 17 at Deerfield Links Dr in Myrtle Beach. This request was deferred a second time.

2020-06-001 - Keane McLaughlin, agent for Shark Investments, LLC – Request to rezone 45.5 acres from Highway Commercial (HC) to Convenience & Auto-Related Services (RE3) located near the intersection

of Waccamaw Pines and Hospitality Lane in Myrtle Beach. David Schwerd gave an overview. There was no public input. Keane McLaughlin was present to address questions and concerns. Staff recommended approval. Chris Hennigan made a motion to approve and Joey Ray seconded. The motion carried unanimously.

2020-06-002 – DDC Engineers Inc, agent for Wake Stone Corporation – Request to rezone 1553.61 acres from Commercial Forest Agriculture (CFA) to Mining (MG) located on Hwy 9 Bypass and Cedar Branch Rd in Loris. David Schwerd gave an overview. There was no public input. Brent Schulz was present to address questions and concerns. Staff recommended approval. Chris Hennigan made a motion to approve and Pam Dawson seconded. The carried unanimously.

2020-06-003 – Robert E. Turner, IV, PE, agent for Hawksbill Lake LLC – Request to rezone 100.04 acres from Forest Agriculture (FA) to Mining (MG) located on Hewitt Rd off Hwy 66 in Loris. David Schwerd gave an overview. David & Cynthia Kramer spoke in opposition to the request. Their concerns were traffic, property value and do not want mining nearby. Robert Turner was present to address questions and concerns. Staff recommended approval. Marty Dawsey made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

2020-06-004 – ROWE Professional Services Company, agent for Burroughs Brothers Properties Inc – Request to rezone 72.57 acres from Residential (SF40) to Residential (SF6) located southeast of Freewoods Rd; west of the Farm at Timberlake in Myrtle Beach. David Schwerd gave an overview. Brett Branham, Taylor Peugh, Tara Blanton, John Heter and Melissa Broussard spoke in opposition to the request. Their concerns were property value and traffic. O’Neal Smalls, owner of the adjacent farm, requested a barrier between properties to minimize adverse effects. Ryan Harvey was present to address questions and concerns. Staff recommended approval. Pam Dawson made a motion to approve and Marty Dawsey seconded. The motion carried 6:2.

With no further business, Chris Hennigan made a motion to adjourn and Marty Dawsey seconded. The motion carried unanimously, and the meeting was adjourned at 7:18 p.m.

**STREET NAMES FOR PC MEETING
August 6, 2020**

**New Development Street Names – No
Public Hearing Required**

Little River Postal District (29566)

Heather Glen

Hazelhead Drive
Longside Court

Sandridge Apartments

Adrift Loop
Afloat Loop

Graham Village

Antietam Place
Juniata Loop
Patapsco Street

Longs Postal District (29568)

Cedar Branch Estates

Big Cedar Drive
Little Cedar Drive
Cottonmouth Way
Moccasin Branch Way

Myrtle Beach Postal District (29579)

Golf Cottages at Legends

Seggie Street
Fife Way
Crail Lane
Lawhead Court
Murray Park Loop

Conway Postal District (29526)

Red Hill Commons

Wehler Court
Belsole Drive

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Wil Witt (Energov # 049521)	Rezoning Request #	2020-07-001
PIN #	42705030029	County Council District #	8 - Vaught
Site Location	Burcale Rd in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Grand Strand Christian Church (Daniel Banks)	PC Recommendation	
		Size (in acres) of Request	2.5

ZONING DISTRICTS

Current Zoning	SF10
Proposed Zoning	MRD3
Proposed Use	Residential

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X (0.2% Annual Chance Flood Hazard)
Public Health & Safety (EMS/fire) in miles	3.6
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

SF10	SF10	SF10
SF10	Subject Property	GR
SF10	NC	NC

COMMENTS

Comprehensive Plan District: Suburban/ Scenic & Conservation	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone from Residential (SF10) to Multi-Residential (MRD3) for the placement of 25 townhome units. As proposed, the project is not incorporating sustainable development criteria and would have a gross density of 10 units/acre. The parcel is owned by a church in the near vicinity and is located in a predominately residential area. A portion of the property is within the 500 year (0.2%) flood zone on the preliminary flood maps.

The intent of MRD is to provide opportunities for mixed use developments that apply imaginative approaches to community design involving pedestrian-oriented development, interconnectivity, and sensitivity to the needs of the public, economy, and natural environment. Although the incorporation of sustainable development criteria is not required, the current sketch plan does not indicate the application of imaginative design elements nor does Burcale Road support pedestrian travel to or from the project site. Staff is awaiting a revised site plan.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 80	Existing Road Conditions	State , Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	150 / 150	Rd, Station, Traffic AADT (2019) % Road Capacity	US 501, Station (163) 60,400 AADT 75-80%
Proposed Improvements			

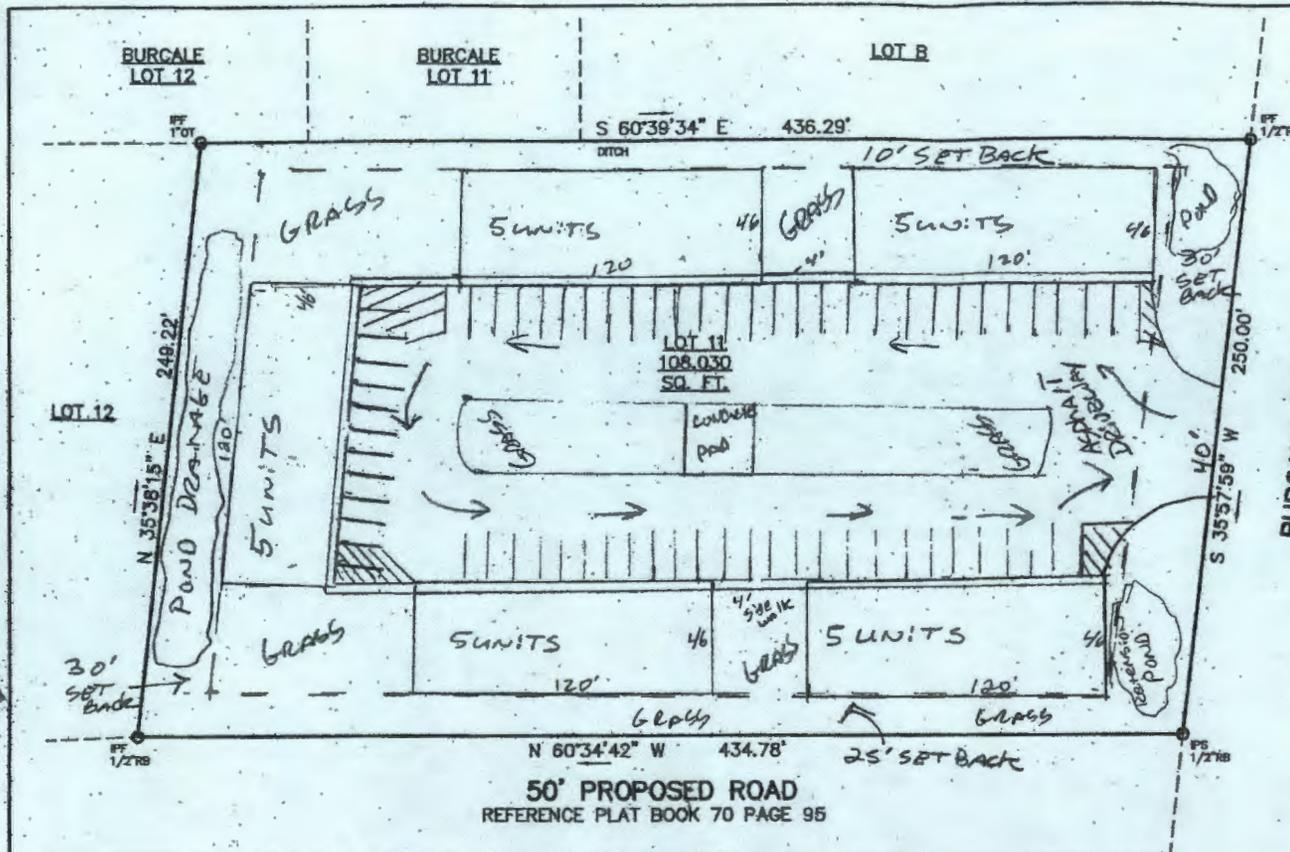
DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	SF10	SF10	GR	NC	
Min. Lot Size (in square feet)	.75 ac	10,000	10,000	6,000	10,000	
Front Setback (in feet)	25	25	25	20	25	
Side Setback (in feet)	10	10	10	10	10	
Corner Side Setback (in feet)	25	15	15	15	15	
Rear Setback (in feet)	15	15	15	15	15	
Bldg. Height (in feet)	40	35	35	35	35	

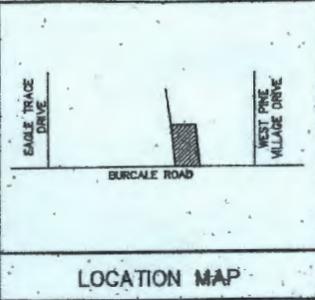
Setback Comments:

7

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 34 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ



RB = REBAR
 PS = IRON PIN SET
 OT = OPEN TOP PIPE
 PF = IRON PIN FOUND



NOTE: SETBACKS ARE DEPENDANT ON SPECIFIC USE. CONTACT Horry COUNTY FOR SETBACKS.



FIRM MAP # 450104-0670-H
DATED: 08-23-99 ZONE: "X"

LOTS 9 & 10



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. NO CERTIFICATION IS MADE TO THE EXISTENCE OR NONEXISTENCE OF WETLANDS. THIS IS A RESURVEY OF A PIECE, PARCEL OR LOT OF LAND PREVIOUSLY RECORDED IN BOOK 66 PAGE 81. ALL DIMENSIONS RELATING TO STRUCTURES ARE TO OUTSIDE WALLS. THIS PLAT IS THE PROPERTY OF HUNTLEY AND ASSOCIATES, INC., IS CERTIFIED ONLY TO THE PERSONS OR ENTITY NAMED HEREIN, AND MUST HAVE AN ORIGINAL SIGNATURE AND RAISED SEAL TO BE VALID.

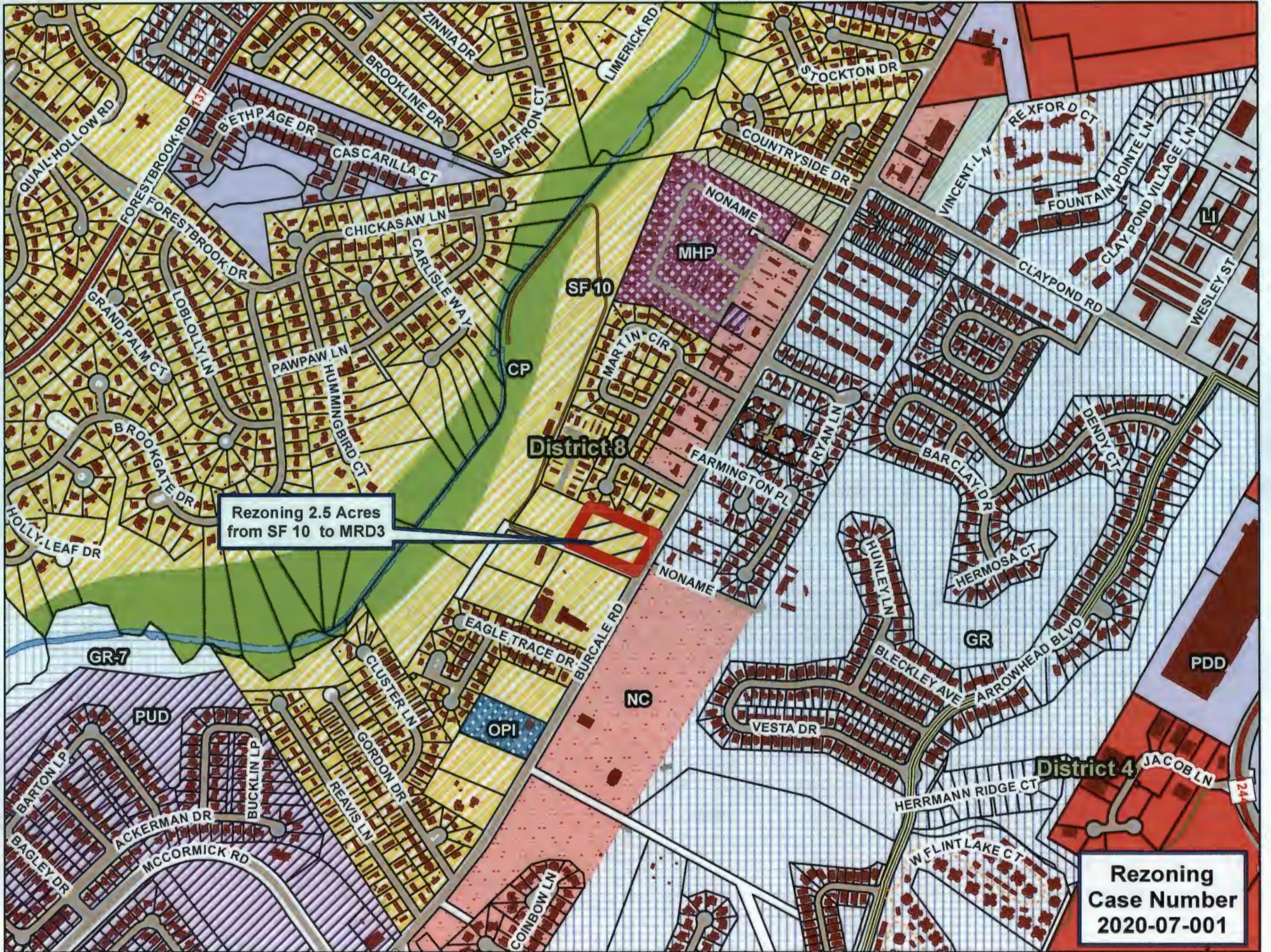


RLS: W.B. HUNTLEY III
 NO: 8809

STATE OF SOUTH CAROLINA
HORRY COUNTY

CAROLINA PINES
LOT 11
 SURVEY FOR
GRAND STRAND CHRISTIAN CHURCH

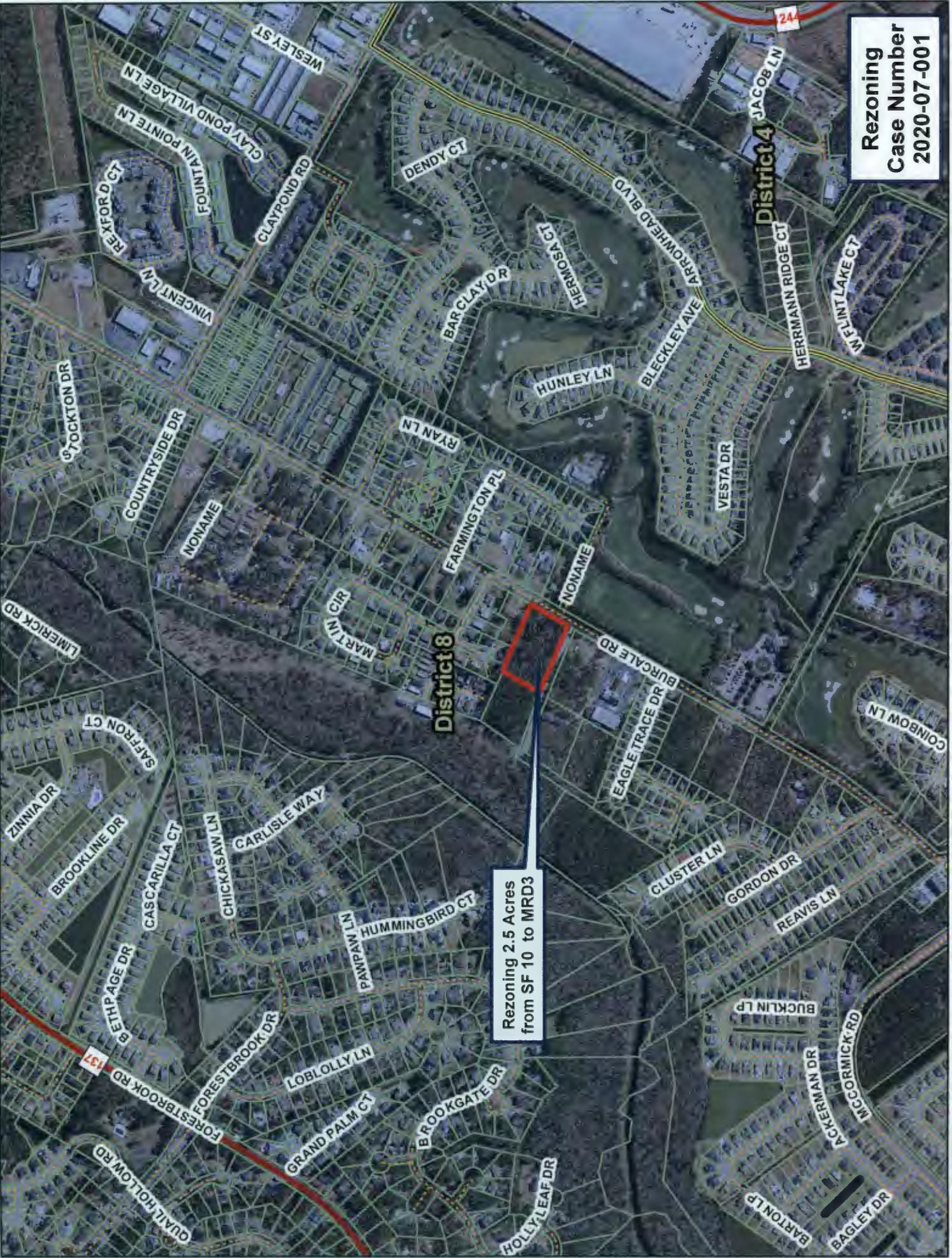
HUNTLEY AND ASSOCIATES, INC. LAND SURVEYORS 7700 FALLEN TIMBER DRIVE MYRTLE BEACH, S.C. 29580 (843) 239-8745 huntleyandassociates@gmail.com	
REF. PLAT BOOK	66-81
REF. DEED BOOK	3861-386
TAX MAP	172-00-06-033
PARTY CHIEF	JBH
DRAWN	WEH
DATE	05-07-2020
DWG. NO.	24309



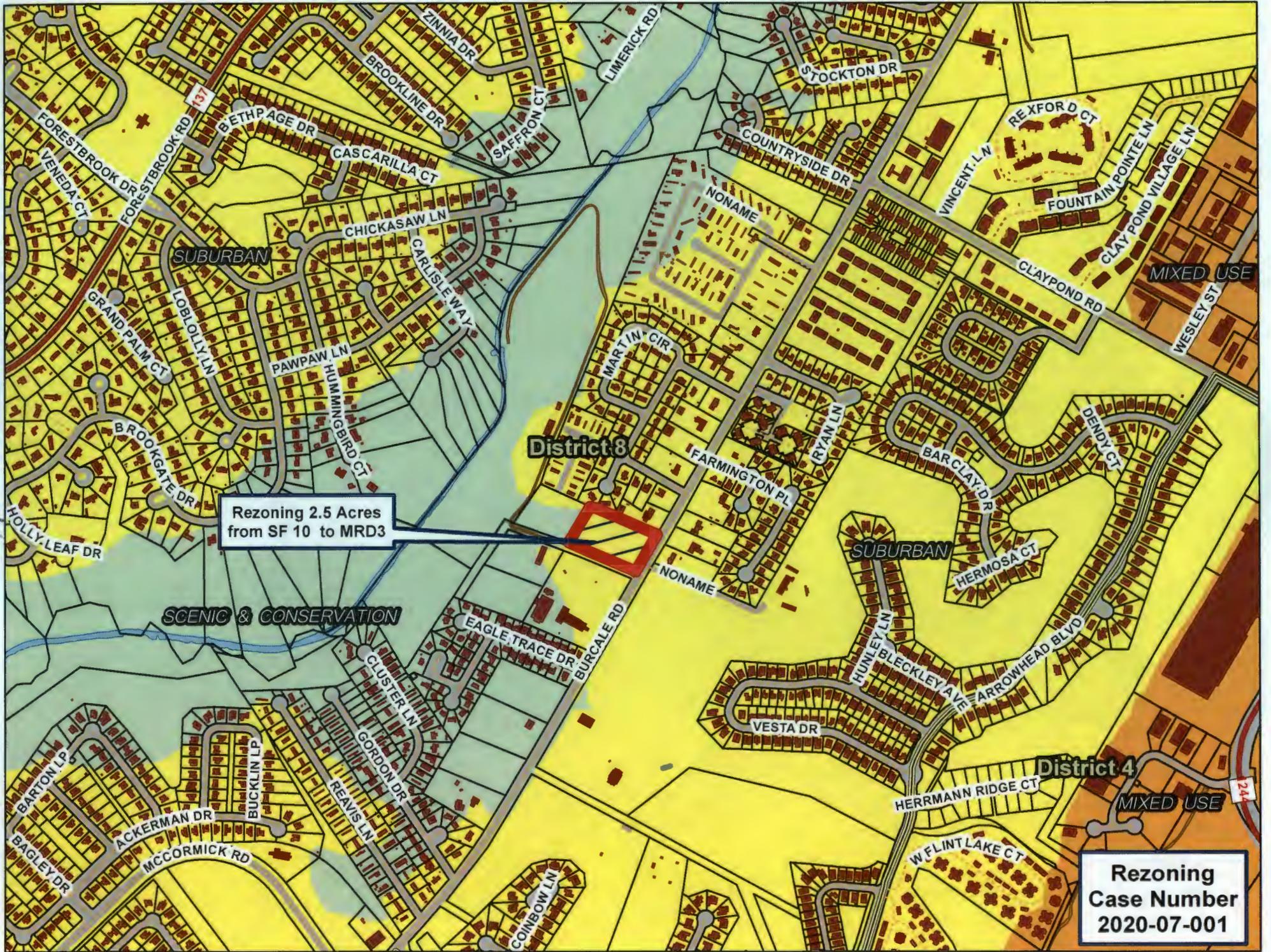
Rezoning 2.5 Acres
from SF 10 to MRD3

Rezoning
Case Number
2020-07-001

Rezoning
Case Number
2020-07-001



Rezoning 2.5 Acres
from SF 10 to MRD3



Rezoning 2.5 Acres
from SF 10 to MRD3

District 8

SUBURBAN

SCENIC & CONSERVATION

District 4

MIXED USE

Rezoning
Case Number
2020-07-001



0.2 PCT ANNUAL CHANCE FLOOD HAZARD

District 8

Rezoning 2.5 Acres
from SF 10 to MRD3

District 4

Rezoning
Case Number
2020-07-001

12

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Jerry Peirone (Energov # 049563)	Rezoning Request #	2020-07-002
PIN #	40016010034	County Council District #	8 - Vaught
Site Location	Woodwinds Dr in Conway	Staff Recommendation	
Property Owner Contact	Jerry and Robert Peirone	PC Recommendation	
		Size (in acres) of Request	1.71

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	MSF10	Flood and Wetland Information (proposed FEMA maps)	X	SF10	SF10	SF10
Proposed Zoning	AG7	Public Health & Safety (EMS/fire) in miles	4.32	MSF10	Subject Property	MSF10
Proposed Use	To allow chickens and goats	Utilities	Public	MSF10	MSF10	MSF10
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Suburban	Overlay/Area Plan:
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Discussion: The applicant is requesting to rezone from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) to clear a current violation on this property regarding chickens and goats. The current residential zoning does not allow for the raising and handling of animals, the rezoning would allow the property owner to come into compliance. The parcel is located within the Woodwinds subdivision. The property is surrounded by residential zoning districts, there are no parcels zoned for the raising and handling of animals in the near vicinity. Multiple unpermitted structures and additions are known on site and an unpermitted business being run from the home.

If approved, the rezoning would create a legal non-conforming manufactured home.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 8	Existing Road Conditions	County, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	8 / 8	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 544, Station (241) 35,000 AADT 95-100%
Proposed Improvements			

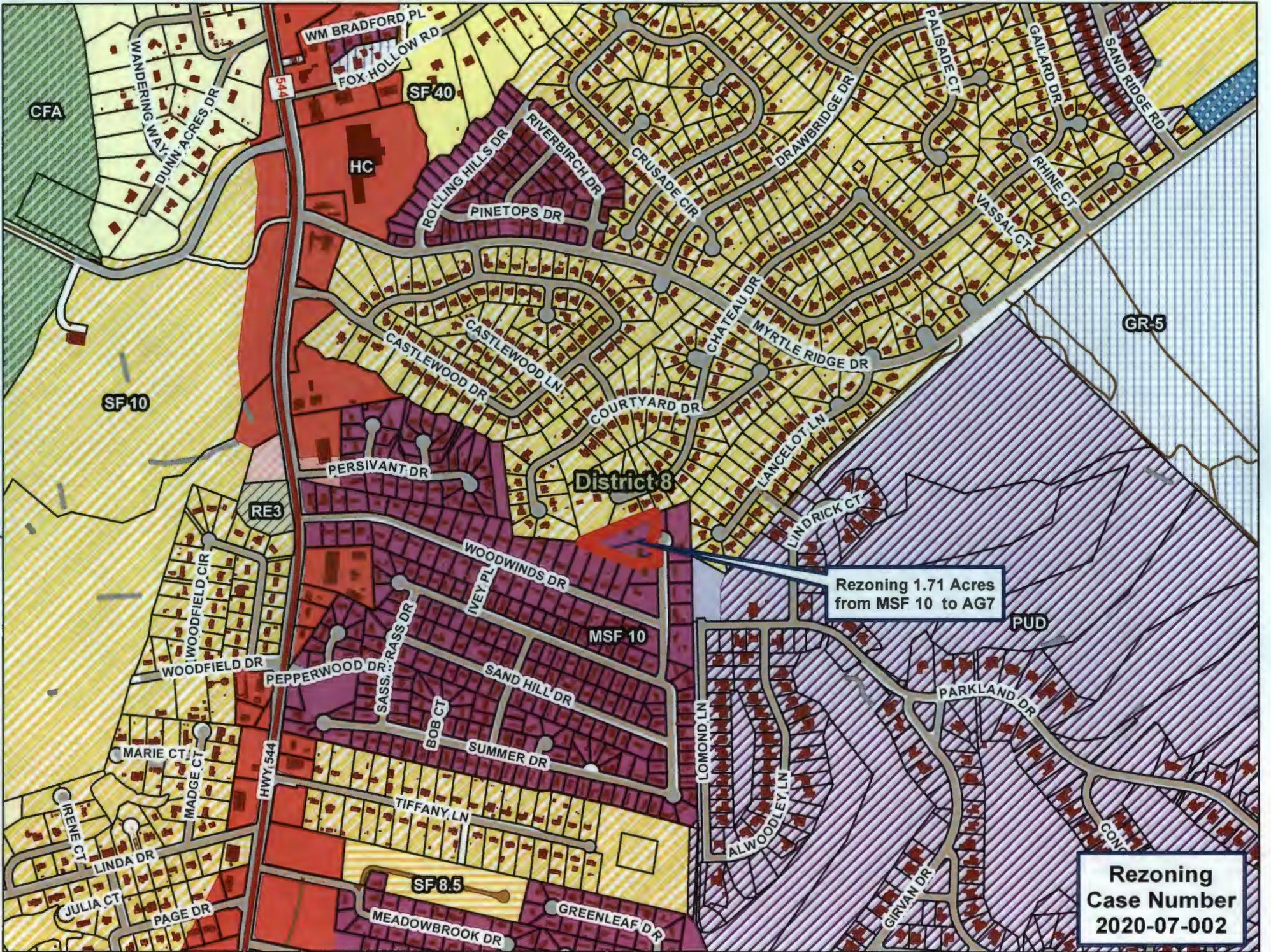
DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG7 Res / Stables, shelters, manure piles, pits or bins	MSF10	MSF10	SF10		
Min. Lot Size (in square feet)	1.5 ac	10,000	10,000	10,000		
Front Setback (in feet)	25 / 60	25	25	25		
Side Setback (in feet)	10 / 25	10	10	10		
Corner Side Setback (in feet)	15 / 37.5	15	15	15		
Rear Setback (in feet)	15 / 40	15	15	15		
Bldg. Height (in feet)	35	35	35	35		

Setback Comments:

13

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 #Property Owners Notified: 82 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

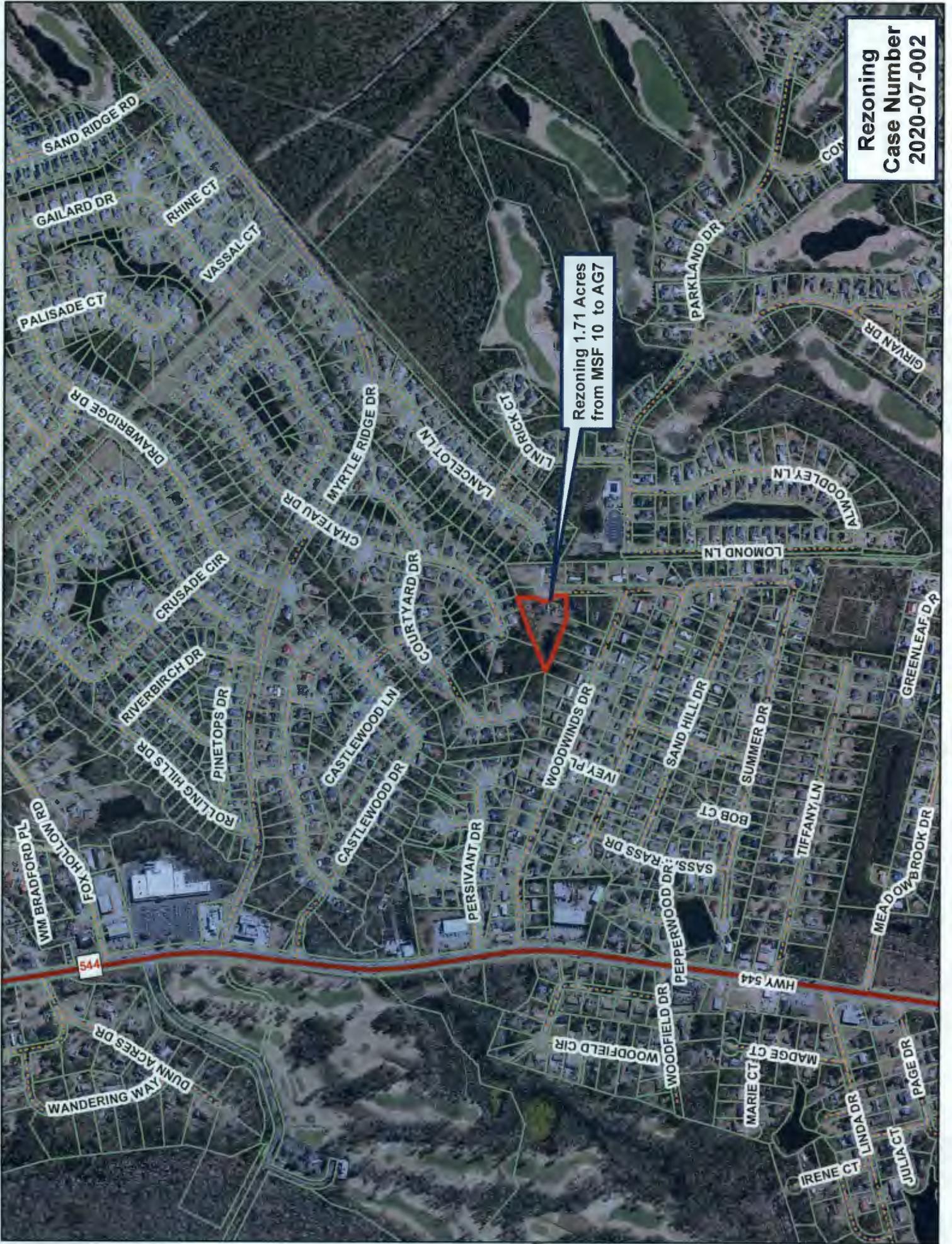


Rezoning 1.71 Acres
from MSF 10 to AG7

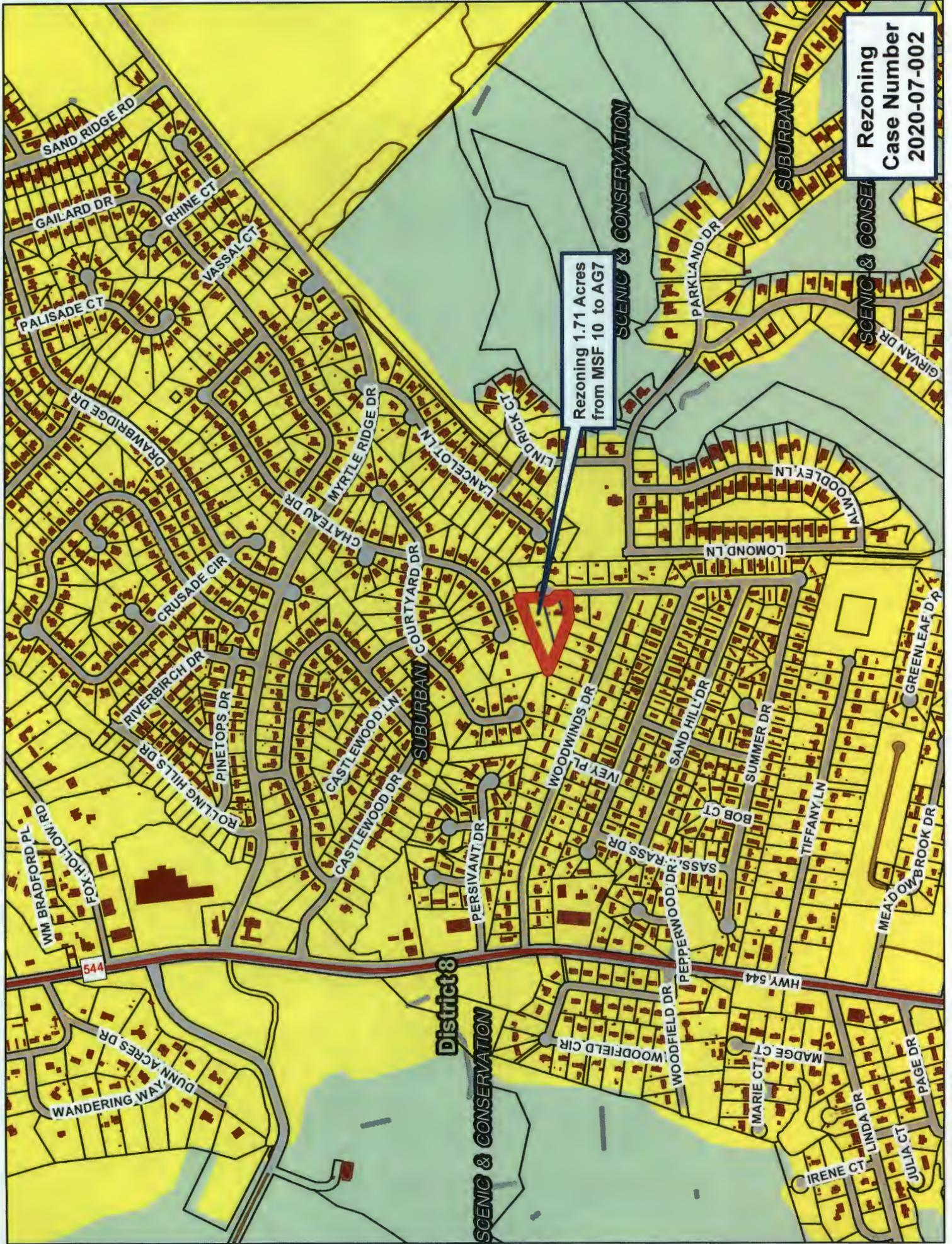
Rezoning
Case Number
2020-07-002

71

Rezoning
Case Number
2020-07-002



Rezoning 1.71 Acres
from MSF 10 to AG7



Rezoning 1.71 Acres
from MSF 10 to AG7

Rezoning
Case Number
2020-07-002

District 8

SCENIC & CONSERVATION

SCENIC & CONSERVATION

SCENIC & CONSERVATION

SUBURBAN

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Timothy D. Davis (Energov # 049604)	Rezoning Request #	2020-07-003
PIN #	29200000030	County Council District #	11- Allen
Site Location	Corner of Willard Rd and Hwy 931 in Conway	Staff Recommendation	
Property Owner Contact	Timothy D. Davis	PC Recommendation	
		Size (in acres) of Request	42.61

ZONING DISTRICTS

Current Zoning	AG5
Proposed Zoning	AG2
Proposed Use	Residential – Subdivide property into .5 acre lots

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	4.18
Utilities	Septic
Character of the Area	Residential and Agricultural

ADJACENT PROPERTIES

AG5	FA	AG5
AG5	Subject Property	AG5
AC	AG5	AG5

COMMENTS

Comprehensive Plan District:	Overlay/Area Plan:
-------------------------------------	---------------------------

Discussion: Applicant is requesting to rezone to allow for the subdivision of the property into 0.5 acre lots for family. The property is currently zoned Agricultural Manufactured Estates (AG5) which requires a minimum lot size of 5 acres. Rezoning the property to Commercial Agriculture (AG2) allow a minimum lot size of 0.5 acres while retaining the ability to develop agricultural uses. Much of the surrounding parcels are zoned AG5 and FA. There is a large area of Amusement Commercial (AC) zoning near the site; a portion of which is adjacent to the subject parcel.

This property was previously rezoned from AC to AG5 (Case 2012-03-006) to allow agricultural and forestry activities, as well as low density residential uses. The previous AC zoning was at the request of the owner, during the original rezoning of the western portion of the county, to develop a raceway.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 100	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	640 / 1,000	Rd, Station, Traffic AADT (2019) % Road Capacity	US 501, Station (150) 20,000 AADT 50-55%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG2 Res/Comm	AG5	AG5	FA Res/Comm	AC	
Min. Lot Size (in square feet)	21,780	5 Acres	5 Acres	21,780 / 43,560	15,000	
Front Setback (in feet)	25 / 50	60	60	25 / 60	50	
Side Setback (in feet)	10 / 10	25	25	10 / 25	10	
Corner Side Setback (in feet)	15 / 15	37.5	37.5	15 / 37.5	15	
Rear Setback (in feet)	15 / 15	25	25	15 / 40	15	
Bldg. Height (in feet)	35 / 65	35	35	35	120	

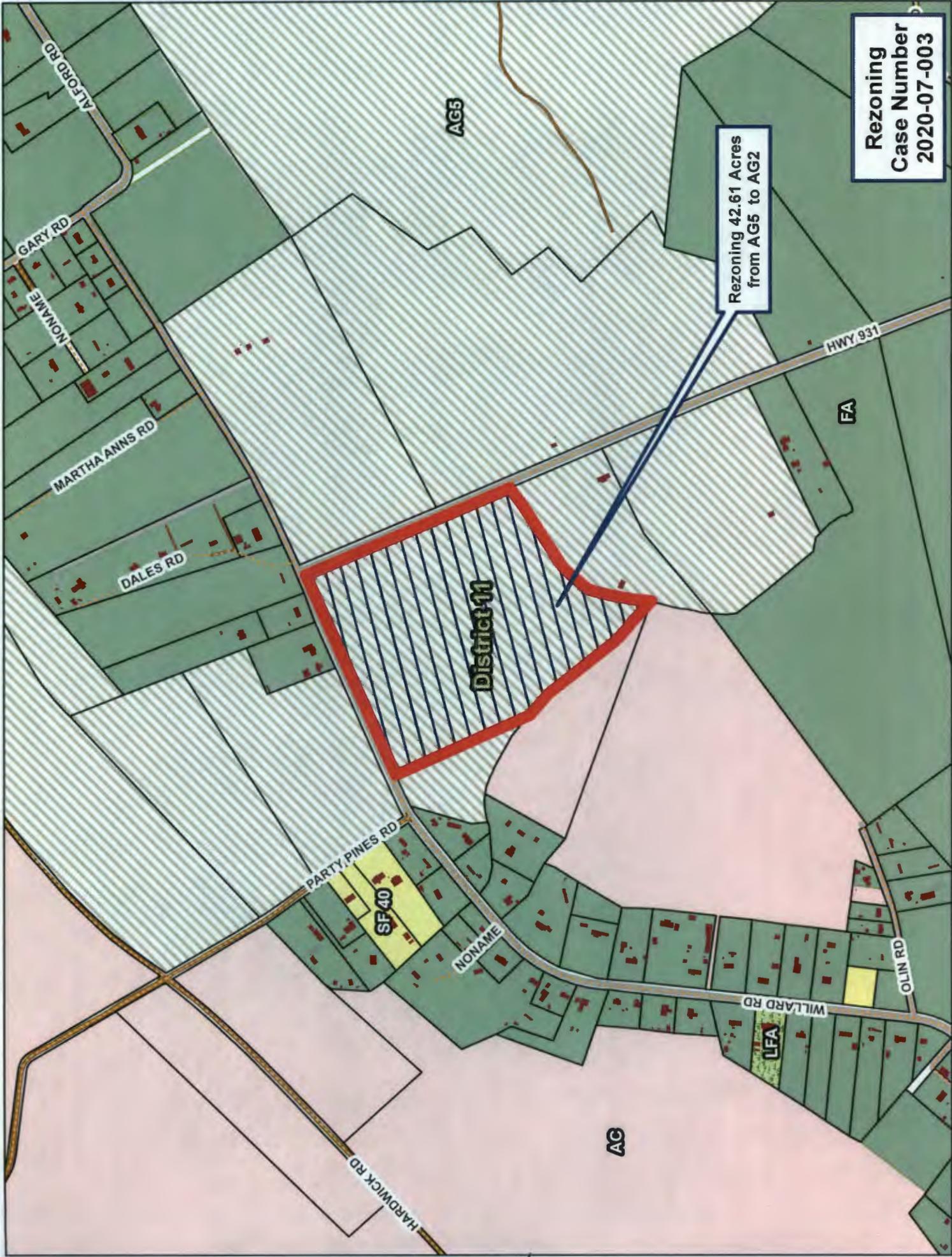
Setback Comments:

17

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 17 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

Rezoning
Case Number
2020-07-003

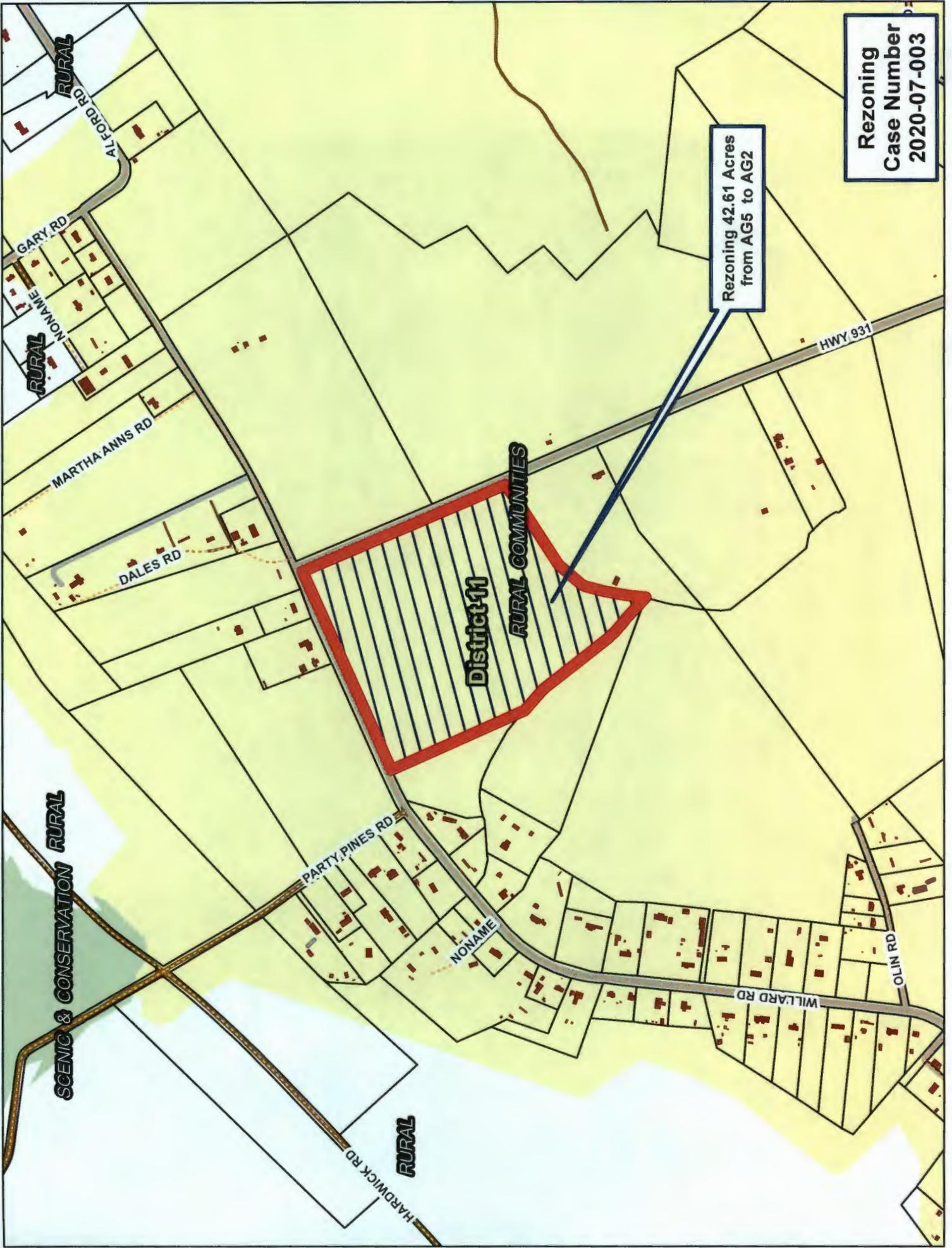
Rezoning 42.61 Acres
from AG5 to AG2



Rezoning
Case Number
2020-07-003

Rezoning 42.61 Acres
from AG5 to AG2





Rezoning
Case Number
2020-07-003

Rezoning 42.61 Acres
from AG5 to AG2

District 11

RURAL COMMUNITIES

SCENIC & CONSERVATION RURAL

RURAL

RURAL

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	W. Paul Prince (Energov # 049648)	Rezoning Request #	2020-07-004
PIN #	18712020038, 18712020027	County Council District #	10 - Hardee
Site Location	Corner of Scenic Dr and Hwy 701 S in Loris	Staff Recommendation	
Property Owner Contact	W. Paul Prince	PC Recommendation	
		Size (in acres) of Request	3.47

ZONING DISTRICTS

Current Zoning	SF20
Proposed Zoning	SF14.5
Proposed Use	Residential

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	2.02
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

CFA	CFA	CFA
SF20	Subject Property	SF20
SF20	SF20	SF20

COMMENTS

Comprehensive Plan District: Rural Communities	Overlay/Area Plan:
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Discussion: The applicant has requested to rezone the parcel to Residential (SF 14.5) to allow for the subdivision of the properties into 14,500 sq. ft. lots. Zoning districts in the near vicinity are predominately SF20 and CFA with a minimum lot size of half an acre (approx. 20,000 sq. ft). The subject parcels is designated as Rural Communities in the Future Land Use map with a proposed minimum lot size of 14,500 sq. ft. Within the immediate SF20 neighborhood, a row of parcels along Scenic Drive are of a substandard size (approx. 13,500 sq. ft). The

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	56 / 56	Existing Road Conditions	State ,Paved , Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	80 / 80	Rd, Station, Traffic AADT (2019) % Road Capacity	US 701, Station (189) 7,600 AADT 45-50%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF14.5	SF20	CFA	SF20		
Min. Lot Size (in square feet)	14,500	20,000	21,780 / 43,560	20,000		
Front Setback (in feet)	25	40	25 / 60	40		
Side Setback (in feet)	10	15	10 / 25	15		
Corner Side Setback (in feet)	15	22.5	15 / 37.5	22.5		
Rear Setback (in feet)	15	25	15 / 40	25		
Bldg. Height (in feet)	35	35	35	35		

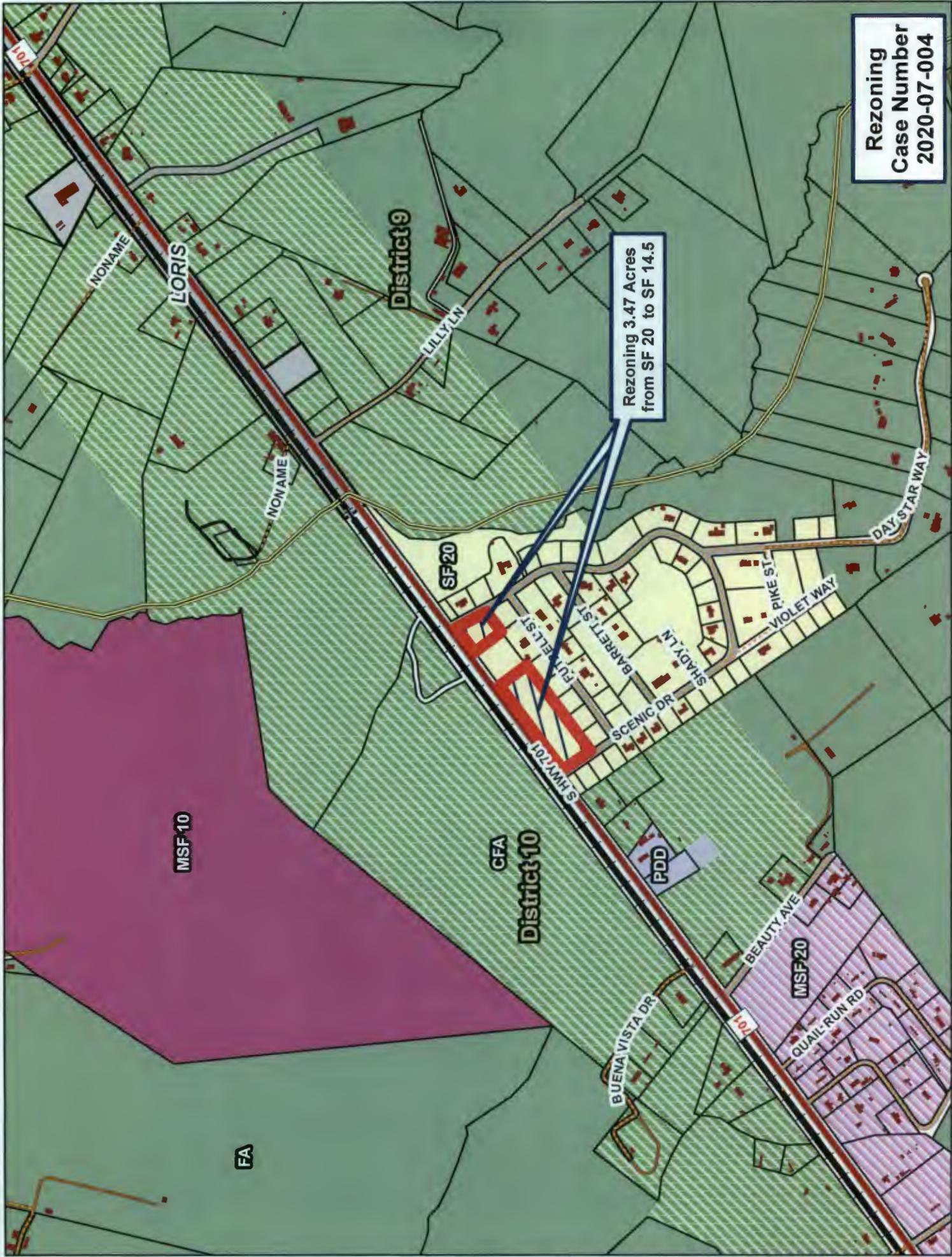
Setback Comments:

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 16 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

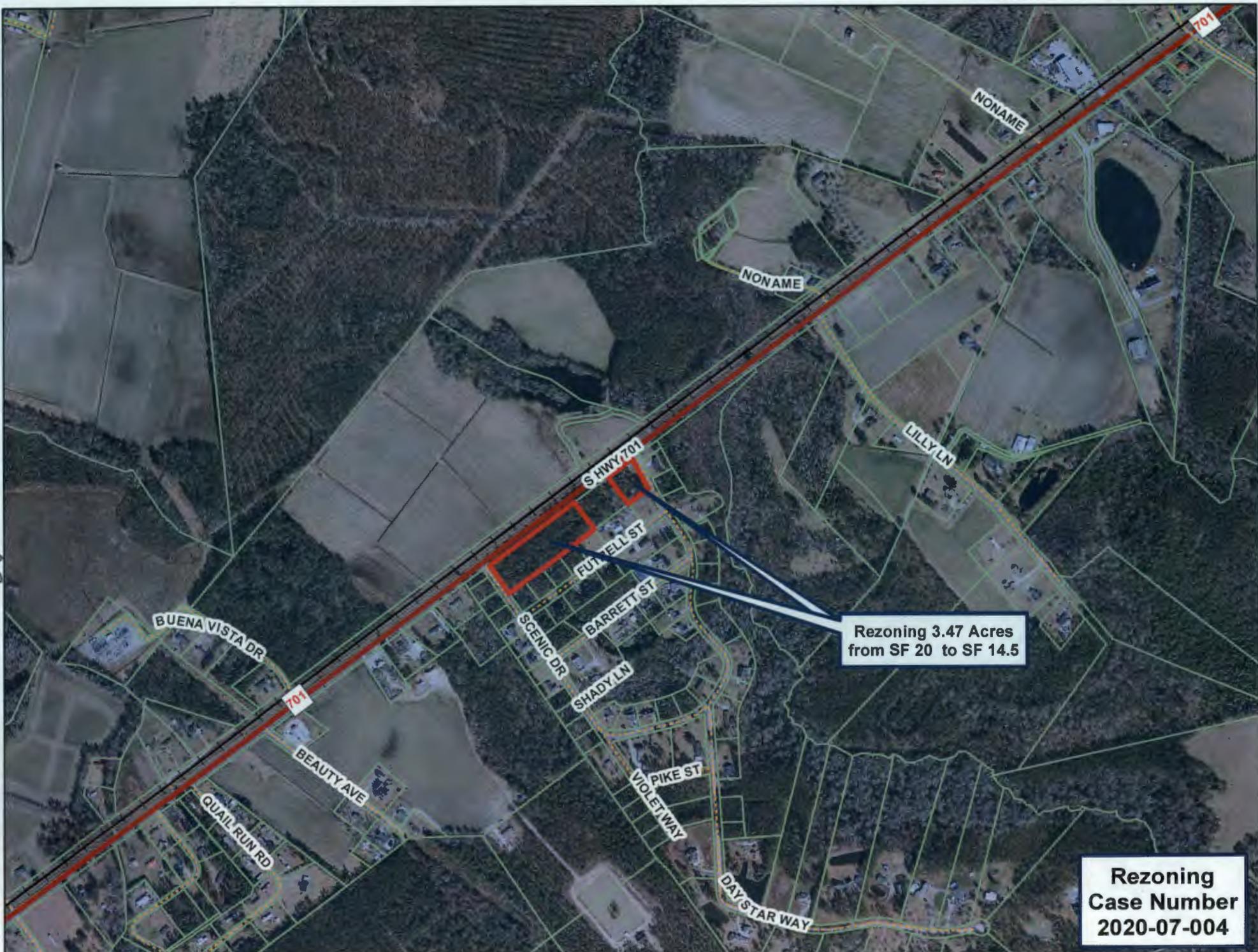
21

Rezoning
Case Number
2020-07-004

Rezoning 3.47 Acres
from SF 20 to SF 14.5

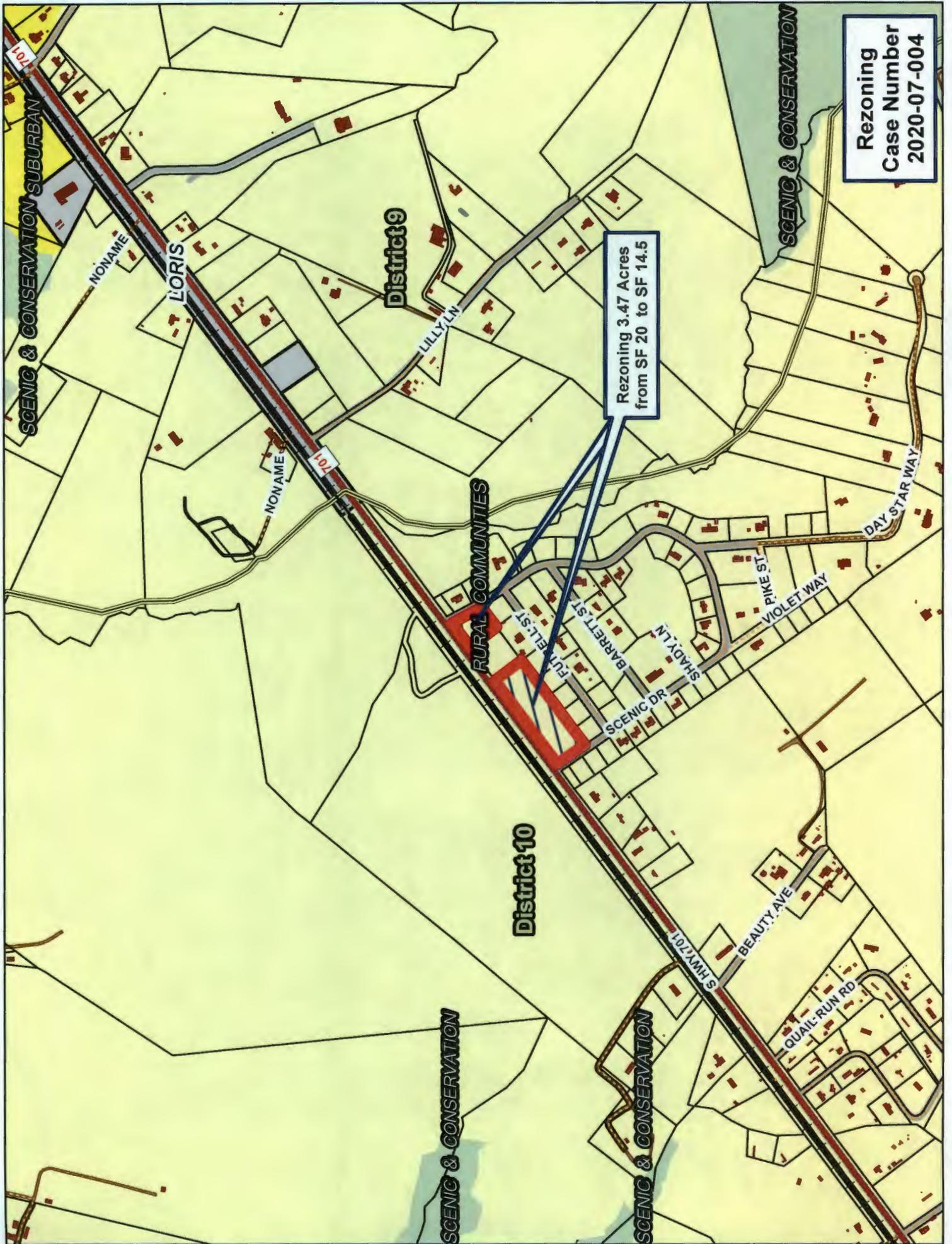


23



Rezoning 3.47 Acres
from SF 20 to SF 14.5

Rezoning
Case Number
2020-07-004



Rezoning
Case Number
2020-07-004

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Impact Consulting / Lacy Cannon (Energov #)	Rezoning Request #	2020-07-005
PIN #	22711020003	County Council District #	10 - Hardee
Site Location	Eagle Ridge Ln in Loris	Staff Recommendation	
Property Owner Contact	John Terry Hucks	PC Recommendation	
		Size (in acres) of Request	5.62

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	MHP	Flood and Wetland Information (proposed FEMA maps)	X	MSF40	FA	FA
Proposed Zoning	MSF20	Public Health & Safety (EMS/fire) in miles	2.65	MSF40	Subject Property	FA
Proposed Use	Residential – Subdivide into .5 acre lots	Utilities	Septic	MSF40	MSF40	MSF40
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Rural	Overlay/Area Plan: None
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Discussion: Applicant has requested to rezone to Residential (MSF20) to allow for the subdivision of the parcel into 0.5 acre lots. The surrounding zoning is a mixture of SF40 and FA. Although much of the surrounding property is comprised of 1 acre of larger lots the FA zoning does allow for 0.5 acre lots and in the near vicinity are some substandard 0.5 acre SF40 lots. Currently zoned for Mobile Home Park (MHP) the property is undeveloped and is utilized to grow timber.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 210	Existing Road Conditions	County, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	96 / 96	Rd, Station, Traffic AADT (2019) % Road Capacity	S-139, Station (591) 800 AADT 5-10%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF20	MHP	MSF40	FA		
Min. Lot Size (in square feet)	20,000	5 acres	40,000	21,780 / 43,560		
Front Setback (in feet)	40	See comments	50	25 / 60		
Side Setback (in feet)	15	See comments	20	10 / 25		
Corner Side Setback (in feet)	22.5	See comments	30	15 / 37.5		
Rear Setback (in feet)	25	See comments	30	15 / 40		
Bldg. Height (in feet)	35	35	35	35		

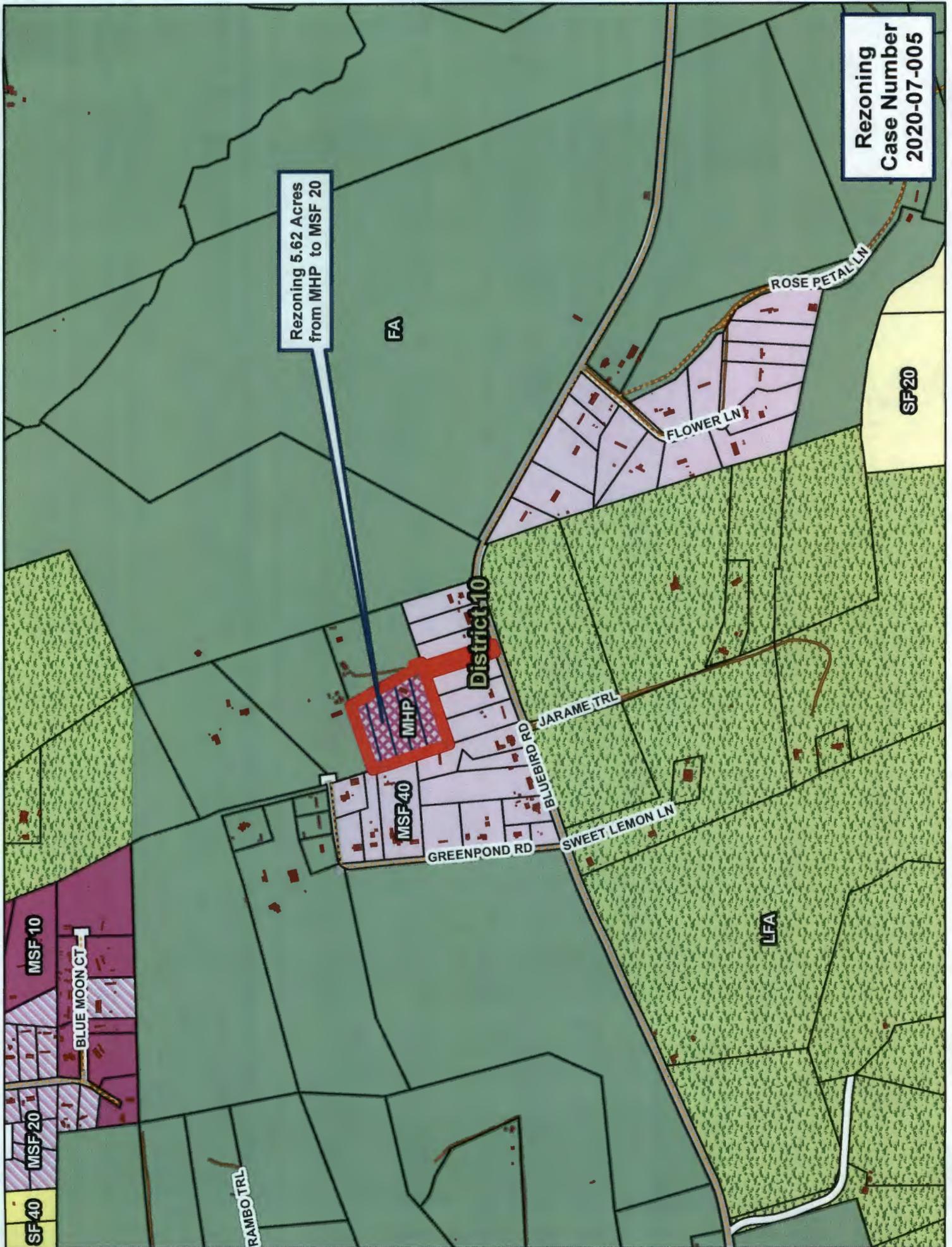
Setback Comments: External Park Setbacks: All mobile homes shall meet a setback of thirty-five (35) feet from any public roadway and twenty-five (25) feet from any external park boundary.
Internal Park Setbacks: All units must be separated at least twenty (20) feet from any other unit or roadway within the mobile home park.

25

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 24 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

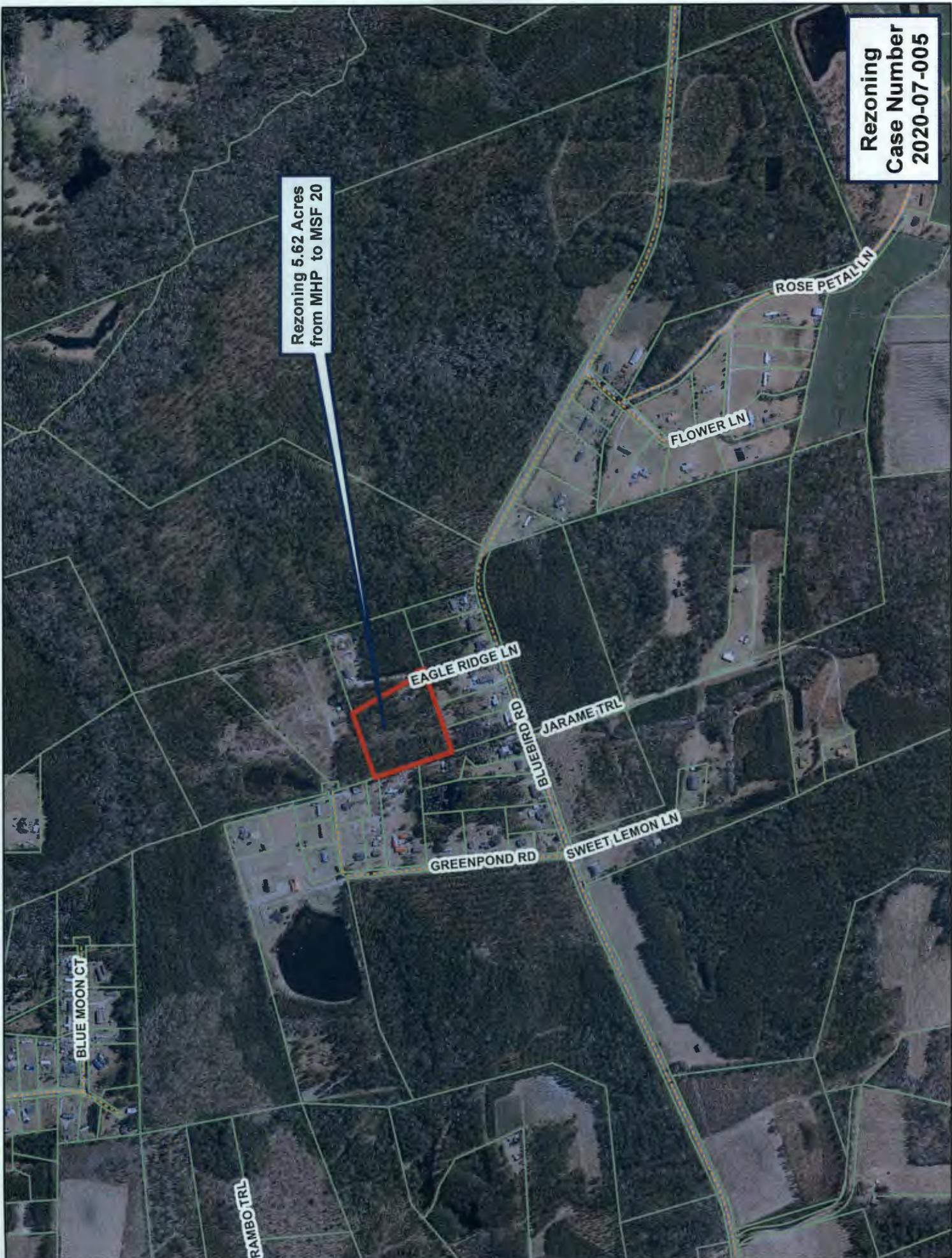
Rezoning
Case Number
2020-07-005

Rezoning 5.62 Acres
from MHP to MSF 20



Rezoning
Case Number
2020-07-005

Rezoning 5.62 Acres
from MHP to MSF 20



Rezoning
Case Number
2020-07-005

SCENIC & CONSERVATION

Rezoning 5.62 Acres
from MHP to MSF 20

District 10

RURAL

ROSE PETAL LN

FLOWER LN

JARAME TRL

SWEET LEMON LN

GREENPOND RD

BLUEBIRD RD

BLUE MOON CT

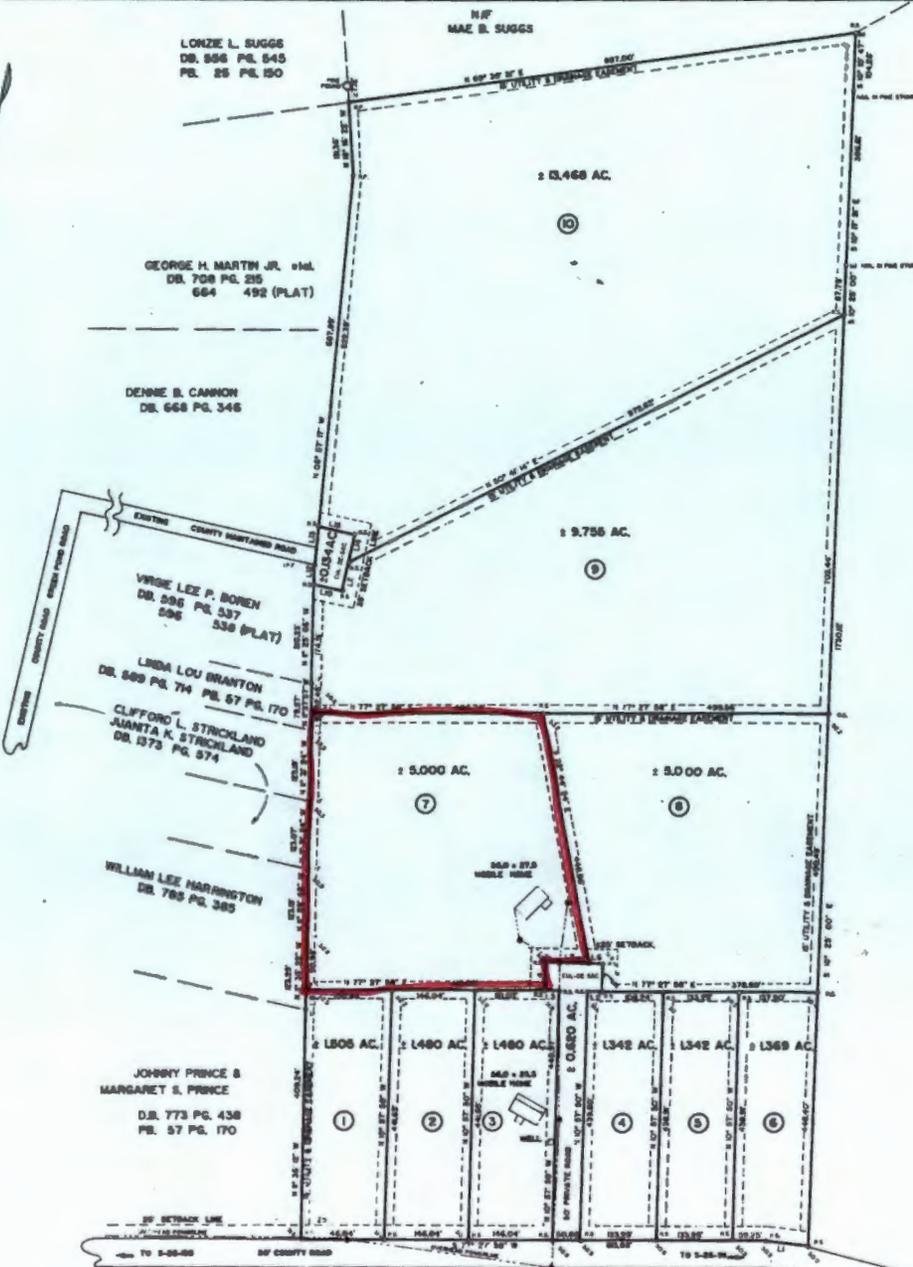
RAMBO TRL

126-79-85326
 HERTY COUNTY
 03 OCT -7 PMB:99
 R.M.C.



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 82-22-33 W	75.00
L2	S 79-02-10 W	25.00
L3	S 10-57-06 W	50.00
L4	S 79-02-10 E	75.00
L5	S 79-02-10 E	25.00
L6	S 10-57-06 E	50.00
L7	S 11-35-22 W	32.31
L8	S 10-57-06 E	50.00
L9	S 09-52-06 E	50.00
L10	S 09-52-06 E	50.00
L11	S 11-35-00 W	35.72
L12	S 08-57-17 W	65.50
L13	S 09-52-06 W	65.23



LEGEND
 T.S. - TOWN SHIP
 T.P. - TOWN PLAT
 A.P. - ACREAGE
 L.P.P. - LOTS PER PLAT

RETRACT LINES
 15'
 15'
 15'

NOTE
 THE AREA LOCATED BETWEEN THE RETRACK AND PROPERTY LINE ARE TO BE USED FOR UTILITY AND DRAINAGE PURPOSES.

HINSON FAMILY LIMITED PARTNERSHIP
 DE. 1603 PG. 465

"I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN NORTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN."

F. O. Person
 STATE OF NORTH CAROLINA, REGISTERED PROFESSIONAL LAND SURVEYOR AND MAPPING ENGINEER
 1416 DUNN LANE, LENOX, N.C. 27540
 (803) 799-8935



"I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISHED THE HINSON HOLDING RESTRICTIONS LINE, AND DEDICATE ALL ALLEYS, EASEMENTS, WALKS, PARKS, AND OTHER OPEN SPACE TO THE PUBLIC OR PRIVATE USE AS NOTED."

DATE: 9-29-99
 SIGNED: [Signature]
 80502

"THIS IS TO CERTIFY THAT THE LOTS LISTED BELOW MEET THE CURRENT DEMC REGULATIONS AND STANDARDS FOR ON-SITE WASTE DISPOSAL SYSTEM INSTALLATION AND ARE ACCEPTABLE FOR ONE SINGLE-FAMILY OR SITE WASTE DISPOSAL SYSTEM INSTALLATION EACH. THIS CERTIFICATION IS FOR THE SITE CONDITIONS EXISTING AT THE TIME THE LOTS WERE EVALUATED BY THIS OFFICE. UNAUTHORIZED CHANGES IN THE SITE CONDITIONS MAY RENDER THIS CERTIFICATION NULL AND VOID."

1 2 3 4 5 6 7 8 9 10
 DATE: 9-22-99
 SIGNED: [Signature] R.S.
 DEMC REPRESENTATIVE

APPROVED FOR THE STATE
 P-4-D

NOTES
 1) TAX MAP NO. 071-08-03-017
 2) DEMC REFERENCE: S.S. 1430 PG. 447
 3) PLAT REFERENCE: MAP FOR J.S. GARDNER DE. BY S.S. COX, DATED DECEMBER 4, 1976.
 4) THIS PROPERTY IS LOCATED TO AN ANNEA RIVER CORNER.
 5) F.S.P.A., FLOOD INSURANCE RATE MAP (FIRM) 13195 S, DATED SEPTEMBER 18, 1988, SHOWS "U".
 6) ELEVATION BASE: ADJUDGED

DEPT OF
 LAND SURVEYING
 142.495 ACRES OF LAND LITING IN THE HINSON CREEK
 TOWNSHIP, HERTY COUNTY, NORTH CAROLINA.
 SURVEYED BY
 ISAAC LACY CANNON, JR. & HARVEY L. WOODRICK

SCALE: 1" = 600' MAP DATE: SEPTEMBER 1, 1999

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	G3 Engineering (Energov # 49697)	Rezoning Request #	2020-07-006
PIN #	34600000024 & 34600000025	County Council District #	9 - Prince
Site Location	Hwy 90 in Longs	Staff Recommendation	
Property Owner Contact	Lynell Thompson Builders LLC	PC Recommendation	
		Size (in acres) of Request	46.9

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MRD2
Proposed Use	Residential

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	A (AE flood zone)
Public Health & Safety (EMS/fire) in miles	3.94
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

HC	CFA	CFA
PDD	Subject Property	CFA
PDD	CFA	CFA

COMMENTS

Comprehensive Plan District:	Overlay/Area Plan:
-------------------------------------	---------------------------

Discussion: : The applicant has requested to rezone a portion of the parcels to the MRD2 zoning district for a single family subdivision. The proposed MRD is designed to be 123 single family units on a 46.9 acre parcel for a gross density of 2.62 du/ac. The proposed minimum lot size is 7,000 sq. ft. The project proposes a single access onto SC-90 and two stub outs for internal connection of future development. The applicant has utilized community gardens, sidewalks, and increased open space as sustainable criteria

This request is bordered by 86.65 acres of jurisdictional wetlands, however only 1.74 acres of wetlands is included in the portion being rezoned. On the western side of this request a portion of the property is within the AE Flood Zone. The lots are proposed outside of the regulatory flood zone and outside of wetland buffers.

The project will need a design modification for the number of units being served by single point of access.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 750	Existing Road Conditions	State, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	984 / 984	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 90, Station (225) 12,300 AADT 70-75%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD2	CFA Res/ Comm	PDD Wakefield	CFA Res/Comm	HC	
Min. Lot Size (in square feet)	7,000	21,780 / 43,560	6,000	21,780 / 43,560	6,000	
Front Setback (in feet)	15	25 / 60	20	25 / 60	20	
Side Setback (in feet)	5	10 / 25	5	10 / 25	10	
Corner Side Setback (in feet)	15	15 / 37.5	7.5	15 / 37.5	15	
Rear Setback (in feet)	10	15 / 40	15	15 / 40	15	
Bldg. Height (in feet)	40	35	30	35	35	

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 58 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: July 8, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Charles Suggs, Principal Planner
Prepared By: David Schwerd, Director
Regarding: 34600000024 & 34600000025 (Rezoning Case 2020-07-006)

ISSUE:

Should the Planning Commission authorize the use of a 66' R/W to serve as the only access for 123 lots?

PROPOSED ACTION:

Approve a single 66' R/W to provide access to 123 lots.

RECOMMENDATION:

Approval with conditions.

1. Installation of a left turn lane.

BACKGROUND:

Rezoning case 2020-07-006 is a request to rezone a 46.9 acre portion of two parcels located off of SC 90. The conceptual plan for the MRD-2 indicates a total of 123 lots with a single 66' access onto SC-90. The conceptual plan highlights two additional access points for future development. The two future access points would be internal should the project develop additional phases.

Article 4 Section 2-1.1A.3&4 states "developments containing more than 100 lots/units shall accessed by no fewer than two (2) paved points of ingress and egress. If topographical constraints exist on the property, the Planning Commission may authorize the developer to utilize one of the following options to ensure that adequate access is provided:

- a. The main access to the land development is upgraded and improved with a larger right-of-way than what is required based on the projected average daily trips generated by the proposed development. The additional right-of-way shall be extended into the development as a median divided roadway that provides at a minimum four travel lanes of traffic. The enlarged right-of-way may be reduced in size as it extends into the development based upon the number of lots that are accessing the single entrance from each adjacent development phase.
- b. A second access is provided via an Horry County maintained dirt road with no less than 22-feet of travel surface or a paved private roadway/access with no less than 22-feet of travel surface subject to receipt of a recorded perpetual easement agreement from the applicable entity or individual owning the roadway/access.

ANALYSIS:

There are special conditions and topographical constraints that justify a Design Modification for the project. Extensive wetlands are found on the property. The request for Design Modification does not compromise the intent of the Land Development. As a result Staff is recommending conditional approval.



Wetland Delineation/Determination
Lyndell Thompson Hwy 90 Tract
 Dogwood Neck Township,
 Horry County, South Carolina
 Tax Map Number 128-00-08-005 & 007

Area Summary:

Jurisdictional Wetlands	89.55
Non-Jurisdictional Wetlands	2.07
Critical Area Wetlands/Section 10	0.00
Wetlands	126.52
Total	218.14

- Notes**
1. Potential wetland/non-wetland areas depicted here on have not been verified by the US Army Corps of Engineers. Areas depicted as wetlands were identified using the 1987 Wetland Delineation Manual in conjunction with the Atlantic and Gulf Coastal Plain Region Supplement. Prior to any land disturbing activities, a final jurisdictional determination should be obtained from the US Army Corps of Engineers.
 2. Boundary information taken from Horry County GIS/Tax Parcel Information.
 3. Onsite inspection was conducted on 4-8 & 4-10-19.

Legend

Line Legend

- Boundary
- Adjacent Boundary
- Right of Way
- Jurisdictional Ditch
- Non-Jurisdictional Ditch
- Dirt Road
- Bulkhead

Hatch Legend

- Jurisdictional Wetland
- Non-Jurisdictional Wetland
- Critical Area/Section 10

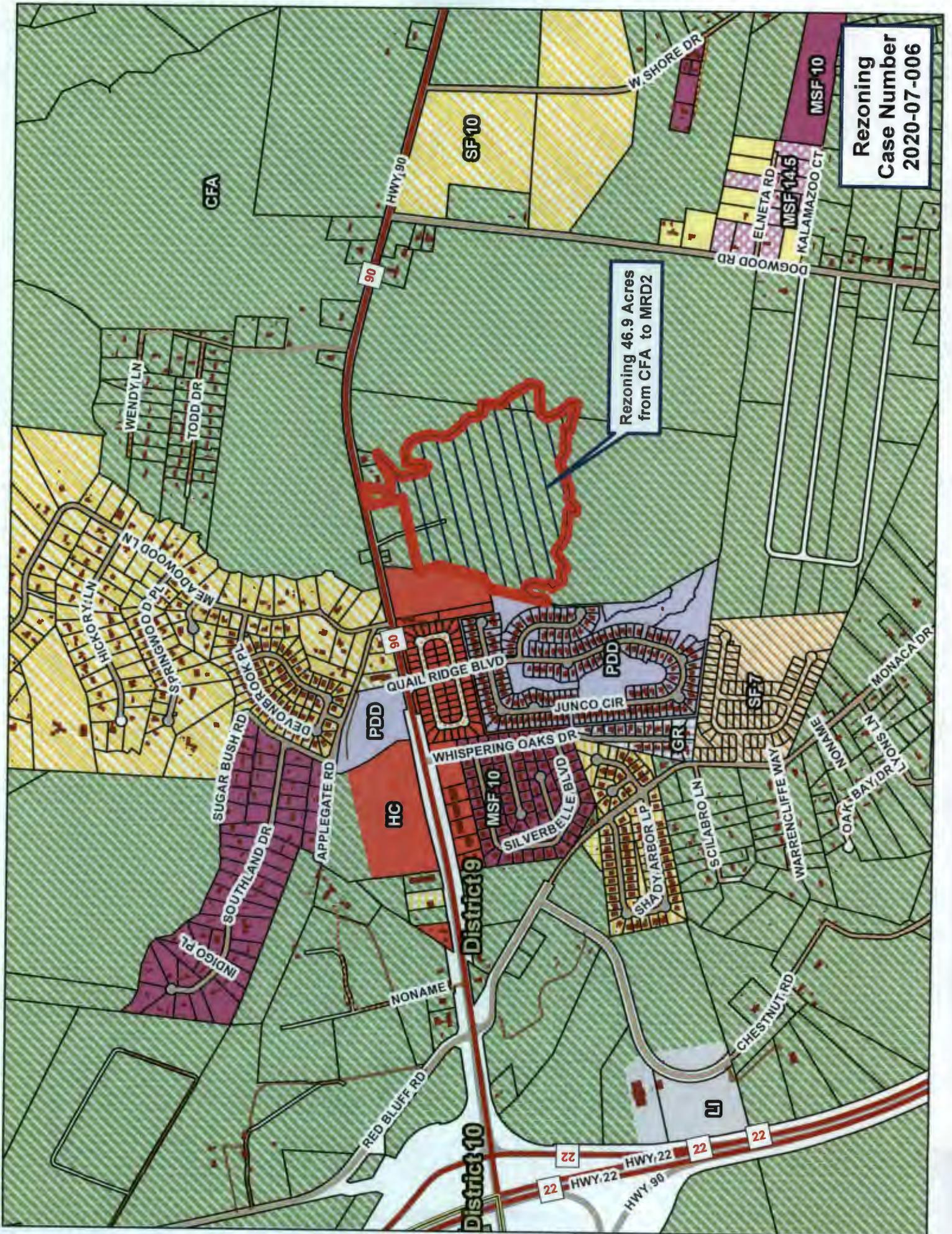
Symbol Legend

- Data Point
- Photo Point
- Property Corner

Prepared For: Emory Thompson
 Job #: 00984-19053
 Date: 4-16-19



the
BRIGMAN
COMPANY
 wetland consulting - forest management
 P.O. Box 1532 - Conway, SC 29528 - p(843) 248-9388 f(843) 248-9596



Rezoning
Case Number
2020-07-006

Rezoning 46.9 Acres
from CFA to MRD2



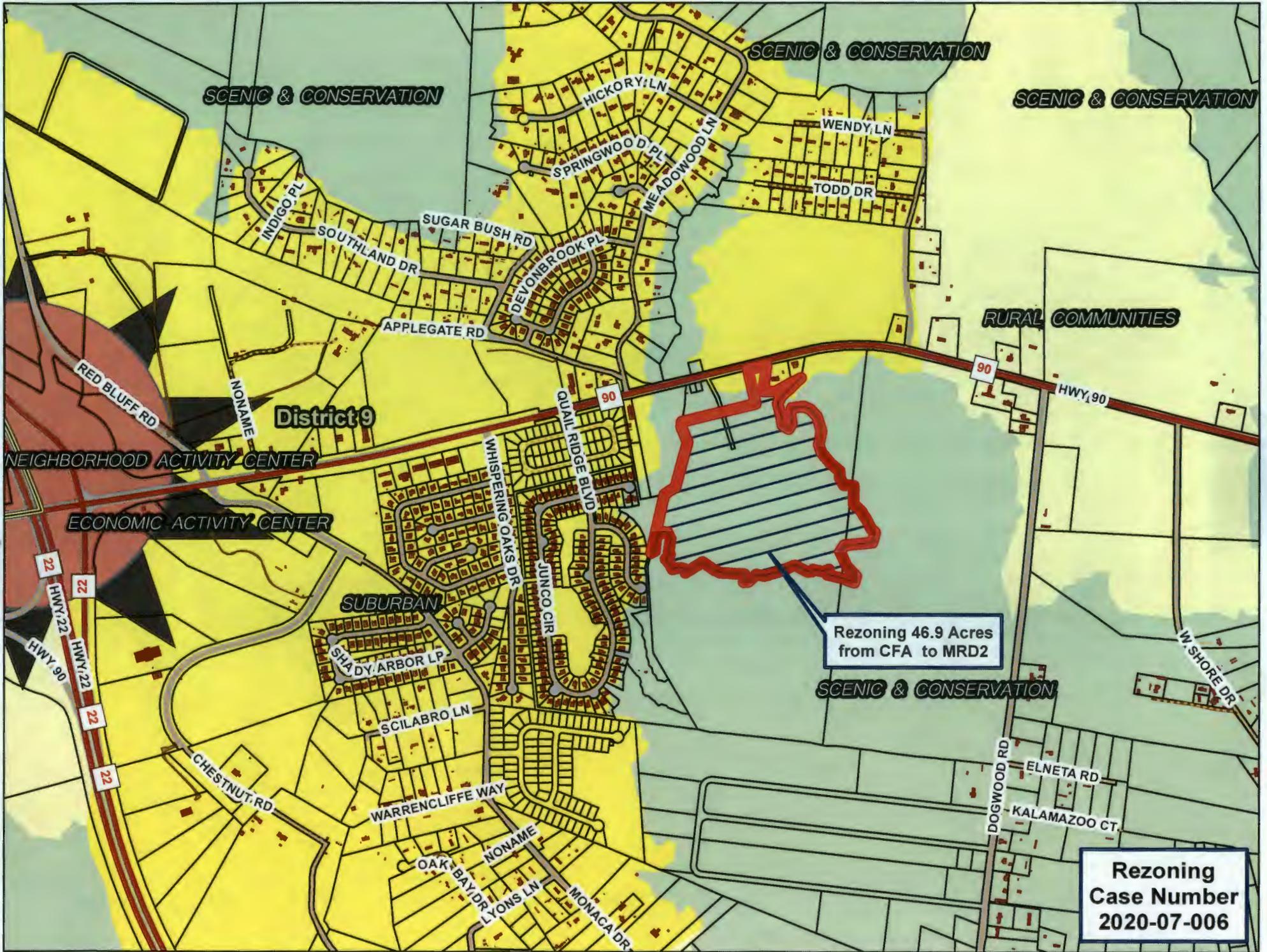
Rezoning
Case Number
2020-07-006

Rezoning 46.9 Acres
from CFA to MRD2

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

AE





District 9

Rezoning 46.9 Acres
from CFA to MRD2

**Rezoning
Case Number
2020-07-006**

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Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Sembler Florida Inc (Energov # 049698)	Rezoning Request #	2020-07-007
PIN #	3960000029 (Portion)	County Council District #	2 - Howard
Site Location	Southwest corner of Carolina Forest Blvd & River Oaks Dr in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Landbank LLC	PC Recommendation	
		Size (in acres) of Request	25.68

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	RE3
Proposed Use	Mixed use residential, commercial, office, mini storage, etc

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	1.24
Utilities	Public
Character of the Area	Residential/ Commercial

ADJACENT PROPERTIES

MRD3	PDD	PDD
MRD3	Subject Property	HC
MRD3	PDD	HC

COMMENTS

Comprehensive Plan District: Suburban	Overlay/Area Plan:
--	---------------------------

Discussion: The applicant has requested to rezone a portion of the parcel from CFA to RE3 to allow a mixture of residential, commercial, office and mini-storage uses. RE3 is intended to provide opportunities to locate and develop businesses that meet the convenience shopping and service needs of the community. Adjacent development consists of several residential subdivisions and Towne Centre Commons which is a mixture of commercial and residential uses. Phase 17 of the Parks at Carolina Forest is directly adjacent to the proposed rezoning which consists of the 276 multi-family units. This parcel is in close proximity to a designated Community Activity Center where future land use should promote development with internal connectivity between commercial, office and residential developments.

Public Comment:

TRANSPORTATION INFORMATION

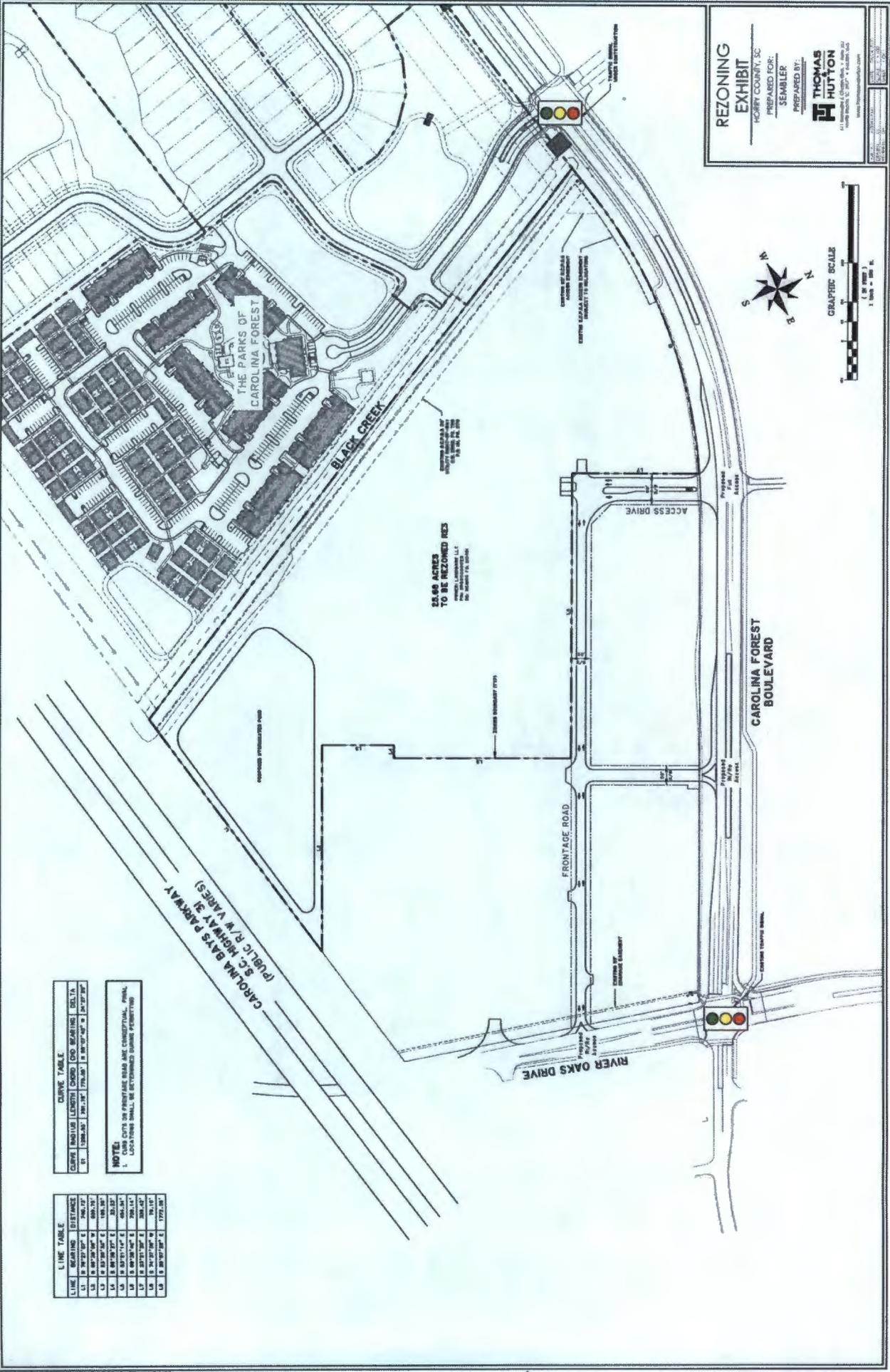
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 4,500	Existing Road Conditions	County, paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	4,000 / 4,000	Rd, Station, Traffic AADT (2019) % Road Capacity	CF Blvd, Station (County Rd) 19,700 AADT 55-60%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE3	CFA Res/Comm	MRD3 Phase 17, Parks @ CF	PDD Berkshire Village Multi-Family	PDD Willows @ Bellegrove	HC
Min. Lot Size (in square feet)	10,000	21,780 / 43,560	1 acre	N/A	5,000	10,000
Front Setback (in feet)	60	25 / 60	25	20	20	50
Side Setback (in feet)	10	10 / 25	15	7.5	5	10
Corner Side Setback (in feet)	50	15 / 37.5	15	11.25	7.5	50
Rear Setback (in feet)	15	15 / 40	20	10	10	15
Bldg. Height (in feet)	48	35	120	65	35	120

Setback Comments:

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 64 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ



REZONING EXHIBIT
 Horry County, SC
 PREPARED FOR: SEMBLER
 PREPARED BY: THOMAS HUTTON
 1400 North 1st Street, Suite 100
 Myrtle Beach, SC 29577 • Tel: 843.661.4100
 www.thomashutton.com



DRIVE TABLE

DRIVE	RADIUS	LENGTH	CHORD	CORD BEARING	DELTA
D1	100.00'	100.00'	100.00'	121°00'00"	120°00'00"
D2	100.00'	100.00'	100.00'	121°00'00"	120°00'00"

NOTE:
 1. CURB CUTS ON FRONTAGE ROAD ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED DURING PERMITTING.

L LINE TABLE

L LINE	BEARING	DISTANCE
L1	S 89°30'00" E	200.00'
L2	S 89°30'00" E	200.00'
L3	S 89°30'00" E	200.00'
L4	S 89°30'00" E	200.00'
L5	S 89°30'00" E	200.00'
L6	S 89°30'00" E	200.00'
L7	S 89°30'00" E	200.00'
L8	S 89°30'00" E	200.00'
L9	S 89°30'00" E	200.00'
L10	S 89°30'00" E	200.00'

25.00 ACRES TO BE REZONED REDS
 THE UNDEVELOPED LAND IS SUBJECT TO OTHER

RIVER OAKS DRIVE

FRONTAGE ROAD

ACCESS DRIVE

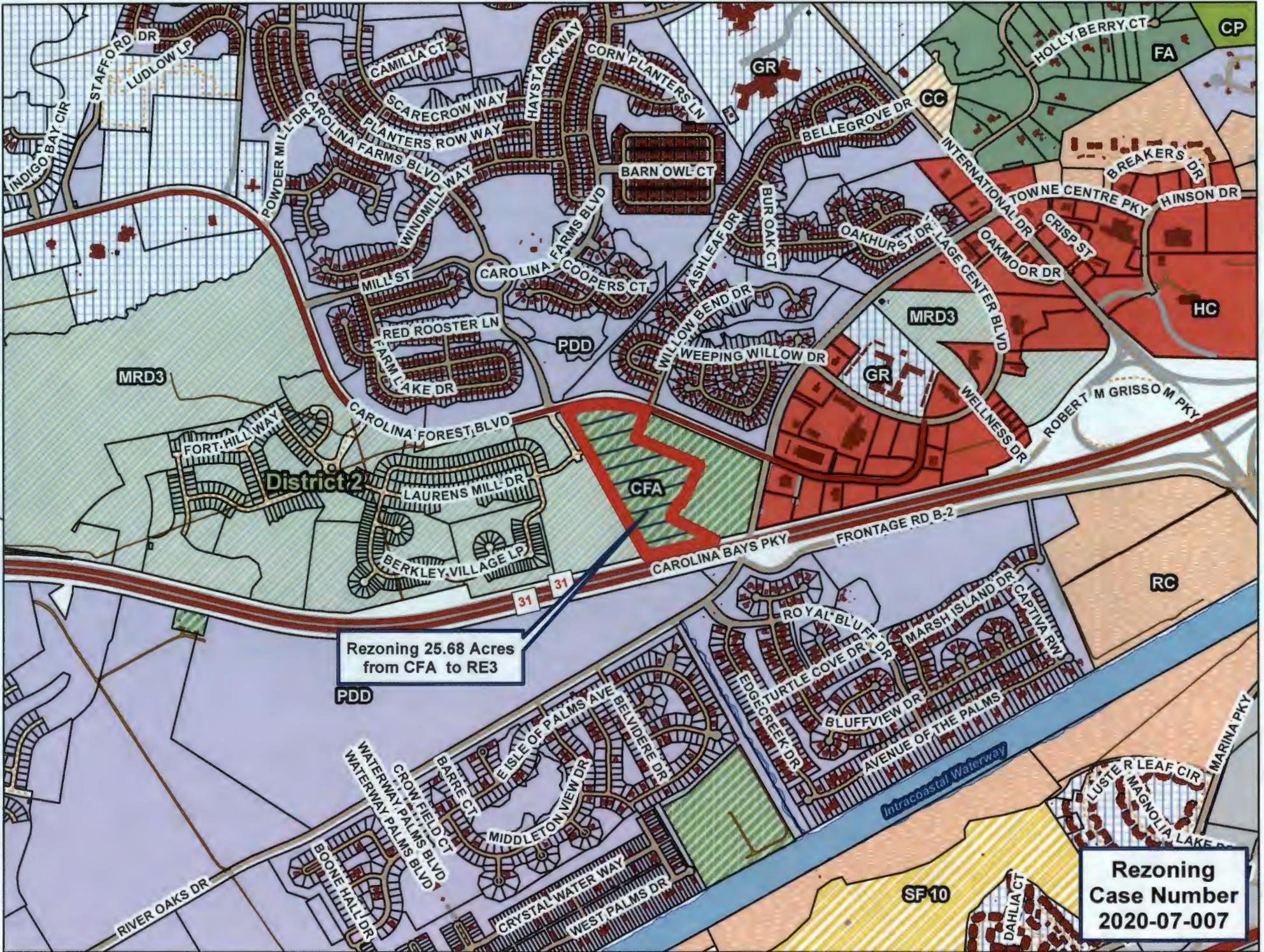
CAROLINA FOREST BOULEVARD

BLACK CREEK

THE PARKS OF CAROLINA FOREST

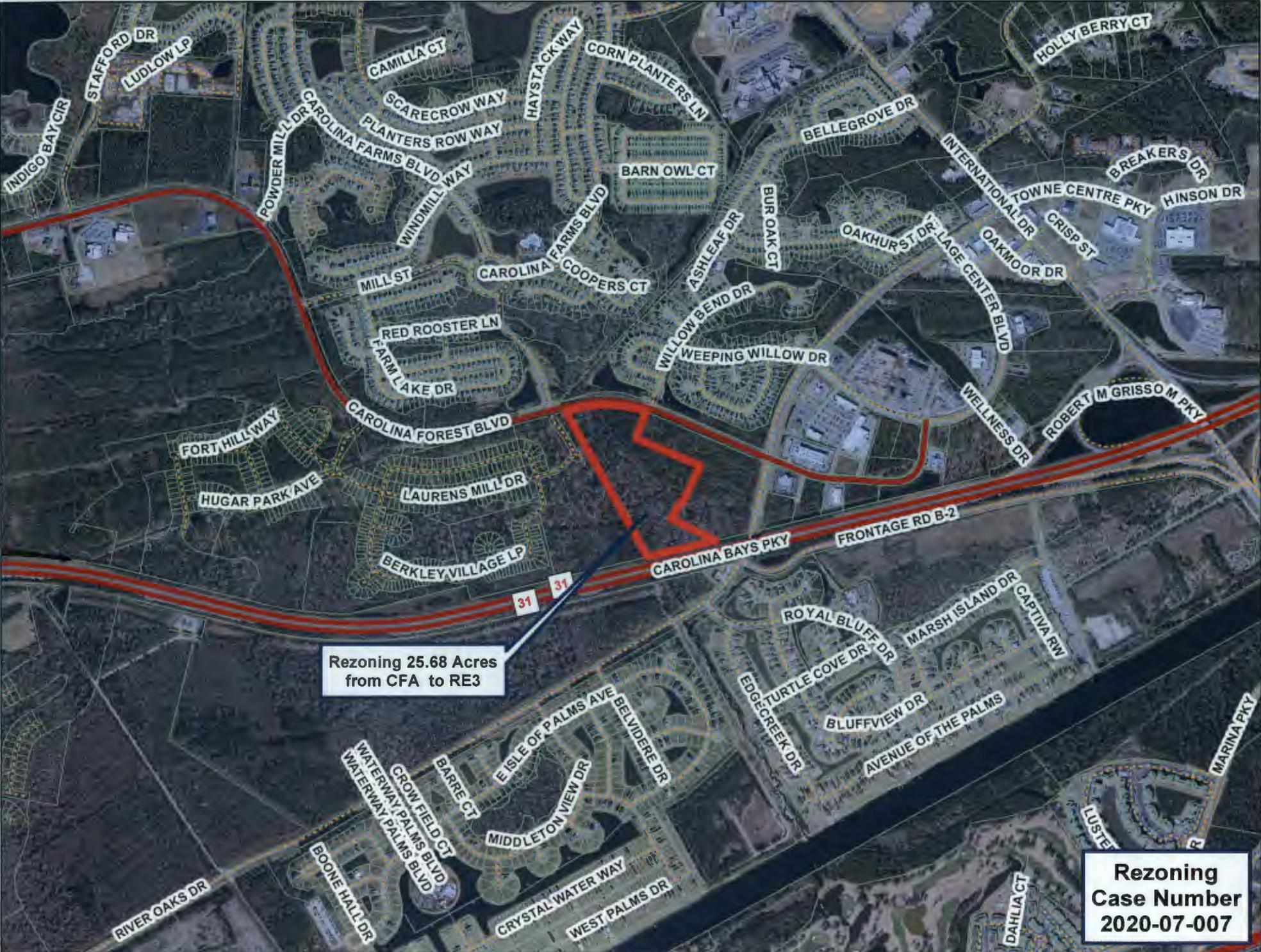
CAROLINA OAKS PARKWAY
 (PUBLIC R/W VARIES)

07



Rezoning 25.68 Acres
from CFA to RE3

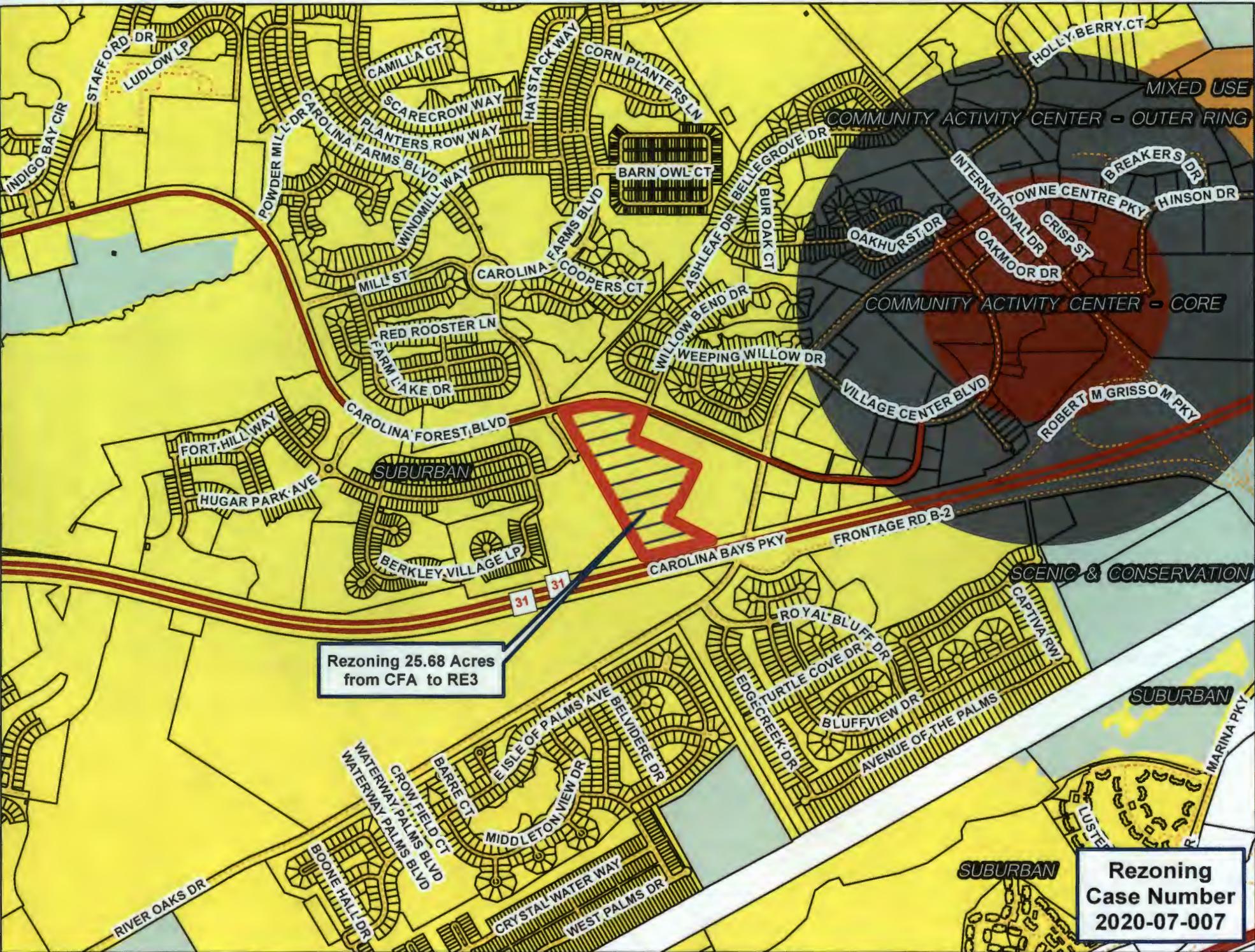
Rezoning
Case Number
2020-07-007



177

Rezoning 25.68 Acres
from CFA to RE3

Rezoning
Case Number
2020-07-007

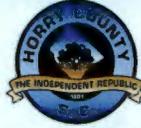


Rezoning 25.68 Acres
from CFA to RE3

Rezoning
Case Number
2020-07-007

42

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Venture Engineering Inc (Energov # 049706)	Rezoning Request #	2020-07-008
PIN #	34400000039 (Portion)	County Council District #	10 - Hardee
Site Location	SC 90 near Old Reaves Ferry Rd in Conway	Staff Recommendation	
Property Owner Contact	Canebrake Plantation LLC	PC Recommendation	
		Size (in acres) of Request	81.36

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA	Flood and Wetland Information (proposed FEMA maps)	X (0.2% Annual Chance Flood Hazard & AE flood zone)	CFA	CFA	CFA
Proposed Zoning	MRD1	Public Health & Safety (EMS/fire) in miles	1.49	CFA	Subject Property	CFA
Proposed Use	Residential	Utilities	Public	CFA	MRD1	CFA
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District:	Overlay/Area Plan:
-------------------------------------	---------------------------

Discussion: The applicant is requesting to rezone to allow residential development. The project has been referenced as phase 3 of Cranebrake Plantation. The project consists of 100 units with one point of access through Phase 2 of Fox Rae Farms and will include increased open space, community garden and design with trees as sustainable criteria. The first two phases of Fox Rae Farms were rezoned by cases 2018-11-006 & 2019-05-004 and consisted of 80.23 acres with 160 single family detached units and utilized community gardens, sidewalks, and increased open space as sustainable criteria. Collectively, the developments would consist of 260 units with a gross density of 1.60 units/ac. Directly adjacent to Fox Rae Farms on the West, 2019-06-003 was approved and established 108.6 acres of MRD1 consisting of 58 units single family detached development with a gross density of 0.5 du/ac.

The project will need a design modification to allow the use of a 50' RW to serve as the only access for 118 lots and to authorize a dead-end in excess of 1,800 lf.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 320	Existing Road Conditions	County, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	800 / 800	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 90, Station (224) 13,300 AADT 80-85%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD1	CFA	CFA	MRD1		
Min. Lot Size (in square feet)	10,000	21,780 / 43,560	21,780 / 43,560	7,000		
Front Setback (in feet)	15	25 / 60	25 / 60	15		
Side Setback (in feet)	5	10 / 25	10 / 25	5		
Corner Side Setback (in feet)	15	15 / 37.5	15 / 37.5	15		
Rear Setback (in feet)	10	15 / 40	15 / 40	10		
Bldg. Height (in feet)	40	35	35	40		

Setback Comments:

43

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 15 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: January 22, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: John Danford, Deputy Director
Prepared By: David Schwerd, Director
Regarding: 344-00-00-0039 (Canebreak Plantation)

ISSUE:

Should the Planning Commission authorize the use of a 50' R/W to serve as the only access for 118 lots? Should the Planning Commission authorize a dead-end in excess of 1,800 lf?

PROPOSED ACTION:

Approve a single 50' R/W extending approximately 2,115 lf to a dead-end to provide access to 118 lots.

RECOMMENDATION:

If the board chooses to approve, staff recommends the following conditions.

All roads serving as access to the lots from SC 90 be elevated to a minimum 20' NAVD.

Traffic calming measures subject to Horry County Engineering approval.

BACKGROUND:

Fox Rae Farms is an approved rezoning (2019-05-004) off of SC 90. The conceptual plan for the MRD-1 indicates a total of 162 lots on 81 acres. The applicant is seeking to add an additional 87 acres to accommodate 100 additional lots and has submitted rezoning request 2019-12-005 (Canebreak Plantation). Canebreak Plantation will have one singular point of access through Fox Rae Farms.

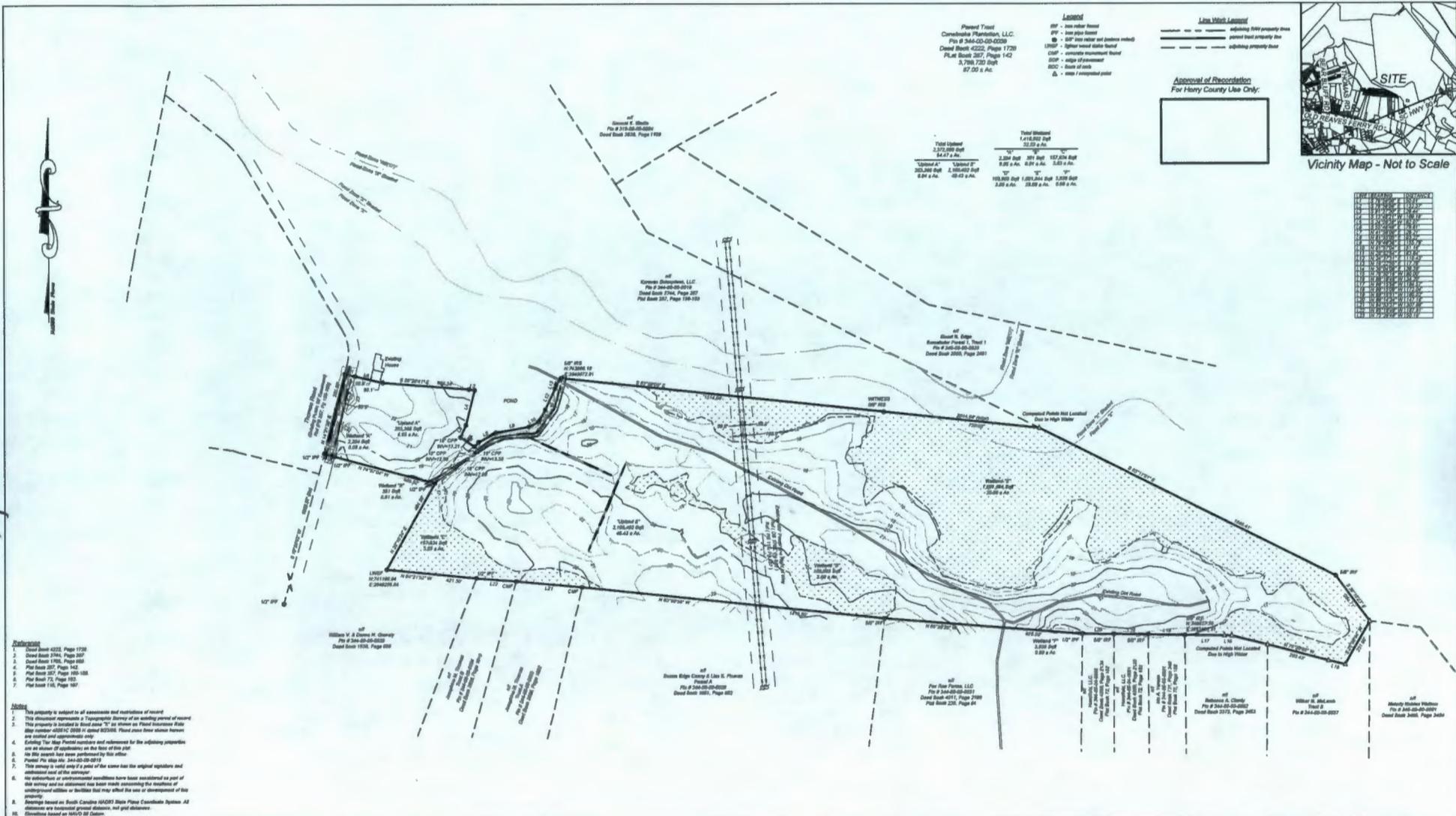
Article 4 Section 2-1.1B (3) states that Major development containing more than 100 lots shall provide a minimum of 2 internal points of paved access to every lot within the development. Table 4-D limits dead-end roads to a length no greater than 1,800 lf.

ANALYSIS:

Access to Thomas Road would provide little benefit as a secondary ingress/egress. The road is currently undersized and unpaved. It has also experienced extensive flooding in the past and is therefore not a viable option for safe ingress/egress during flood events.

The property itself is known to flood. It was inaccessible during Hurricane Florence and records indicate floodwaters reached 19.5' MSL.

There are special conditions and topographical constraints that justify a Design Modification for the project. Extensive wetlands and floodplain are found on the property and nearby given the close proximity of the Waccamaw River. However, the request for Design Modification compromises the intent of the Land Development Regulations and the applicant has not shown any mitigation or improvements to the contrary. As a result Staff is recommending approval with conditions.

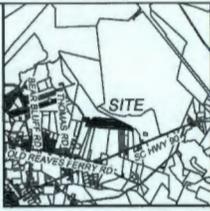


Planned Trail
 Canabake Plantation, LLC
 Plat # 244-00-0039
 Deed Book 222, Page 1730
 Plat Book 267, Page 142
 2,700,722 Sqt
 87.00 ± Ac.

Legend
 DTF - iron rebar found
 PV - iron pipe found
 B - 1/2" iron nail and (broken) wood
 LIMP - higher wood stake found
 CUP - concrete monument found
 ROP - edge of monument
 RDC - Bank of rock
 A - steel 1" rebar post

Low Voltage Lines
 --- adjoining land property line
 --- parcel land property line
 --- adjoining property line

Approval of Recordation
 For Horry County Use Only:



Vicinity Map - Not to Scale

Station	Distance	Elevation
1	0.00	100.00
2	1.00	100.50
3	2.00	101.00
4	3.00	101.50
5	4.00	102.00
6	5.00	102.50
7	6.00	103.00
8	7.00	103.50
9	8.00	104.00
10	9.00	104.50
11	10.00	105.00
12	11.00	105.50
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92	91.00	145.50
93	92.00	146.00
94	93.00	146.50
95	94.00	147.00
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97	96.00	148.00
98	97.00	148.50
99	98.00	149.00
100	99.00	149.50

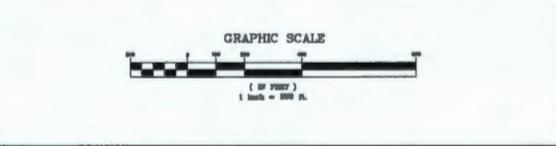
- References**
1. Deed Book 222, Page 1730
 2. Deed Book 274, Page 267
 3. Deed Book 276, Page 268
 4. Plat Book 267, Page 142
 5. Plat Book 267, Page 143
 6. Plat Book 267, Page 144
 7. Plat Book 267, Page 145
 8. Plat Book 267, Page 146
 9. Plat Book 267, Page 147
 10. Plat Book 267, Page 148
 11. Plat Book 267, Page 149
 12. Plat Book 267, Page 150
 13. Plat Book 267, Page 151
 14. Plat Book 267, Page 152
 15. Plat Book 267, Page 153
 16. Plat Book 267, Page 154
 17. Plat Book 267, Page 155
 18. Plat Book 267, Page 156
 19. Plat Book 267, Page 157
 20. Plat Book 267, Page 158
 21. Plat Book 267, Page 159
 22. Plat Book 267, Page 160
 23. Plat Book 267, Page 161
 24. Plat Book 267, Page 162
 25. Plat Book 267, Page 163
 26. Plat Book 267, Page 164
 27. Plat Book 267, Page 165
 28. Plat Book 267, Page 166
 29. Plat Book 267, Page 167
 30. Plat Book 267, Page 168
 31. Plat Book 267, Page 169
 32. Plat Book 267, Page 170
 33. Plat Book 267, Page 171
 34. Plat Book 267, Page 172
 35. Plat Book 267, Page 173
 36. Plat Book 267, Page 174
 37. Plat Book 267, Page 175
 38. Plat Book 267, Page 176
 39. Plat Book 267, Page 177
 40. Plat Book 267, Page 178
 41. Plat Book 267, Page 179
 42. Plat Book 267, Page 180
 43. Plat Book 267, Page 181
 44. Plat Book 267, Page 182
 45. Plat Book 267, Page 183
 46. Plat Book 267, Page 184
 47. Plat Book 267, Page 185
 48. Plat Book 267, Page 186
 49. Plat Book 267, Page 187
 50. Plat Book 267, Page 188
 51. Plat Book 267, Page 189
 52. Plat Book 267, Page 190
 53. Plat Book 267, Page 191
 54. Plat Book 267, Page 192
 55. Plat Book 267, Page 193
 56. Plat Book 267, Page 194
 57. Plat Book 267, Page 195
 58. Plat Book 267, Page 196
 59. Plat Book 267, Page 197
 60. Plat Book 267, Page 198
 61. Plat Book 267, Page 199
 62. Plat Book 267, Page 200

- Notes**
1. This property is subject to all easements and restrictions of record.
 2. The boundary between a Topographic Survey and an existing parcel of record.
 3. This property is located in Deed Book 222, as shown on Plat Book 267, Page 142. The map number 455555 is shown on Deed Book 222, Page 1730. These notes herein are not intended to be construed as an endorsement or approval of any survey or plat.
 4. Existing Topographic Survey and references for the adjoining parcels are as shown on the plat of this survey.
 5. No other survey has been performed by this office.
 6. Plotted Plat Book 267, Page 142.
 7. The survey is a true and correct copy of the original plat and not a reproduction of the original.
 8. No adjustment or correction has been made to any part of this survey and no adjustment has been made to any part of any other survey or plat of record.
 9. Elevation based on South Carolina 1985 State Plane Coordinate System. All elevations are horizontal ground elevations, not spot elevations.
 10. Dimensions based on NAD83 datum.

PALMETTO CORP
 Land Surveying Division
 3873 Highway 701 N
 Conway, S.C. 29526
 Phone: (843) 716-6021

DRAWN BY: FLW	JOB# 3106	REVISIONS:
CHECKED BY: FLW	DATE OF SURVEY:	
APPROVED BY: SHW	02/07/20	

Topographic Survey
 of
 Plat# 344-00-0039
 Containing 87.00 ± Acres Total
 Dogwood Neck Township, Horry County, South Carolina
 for
 Canabake Plantation, LLC.

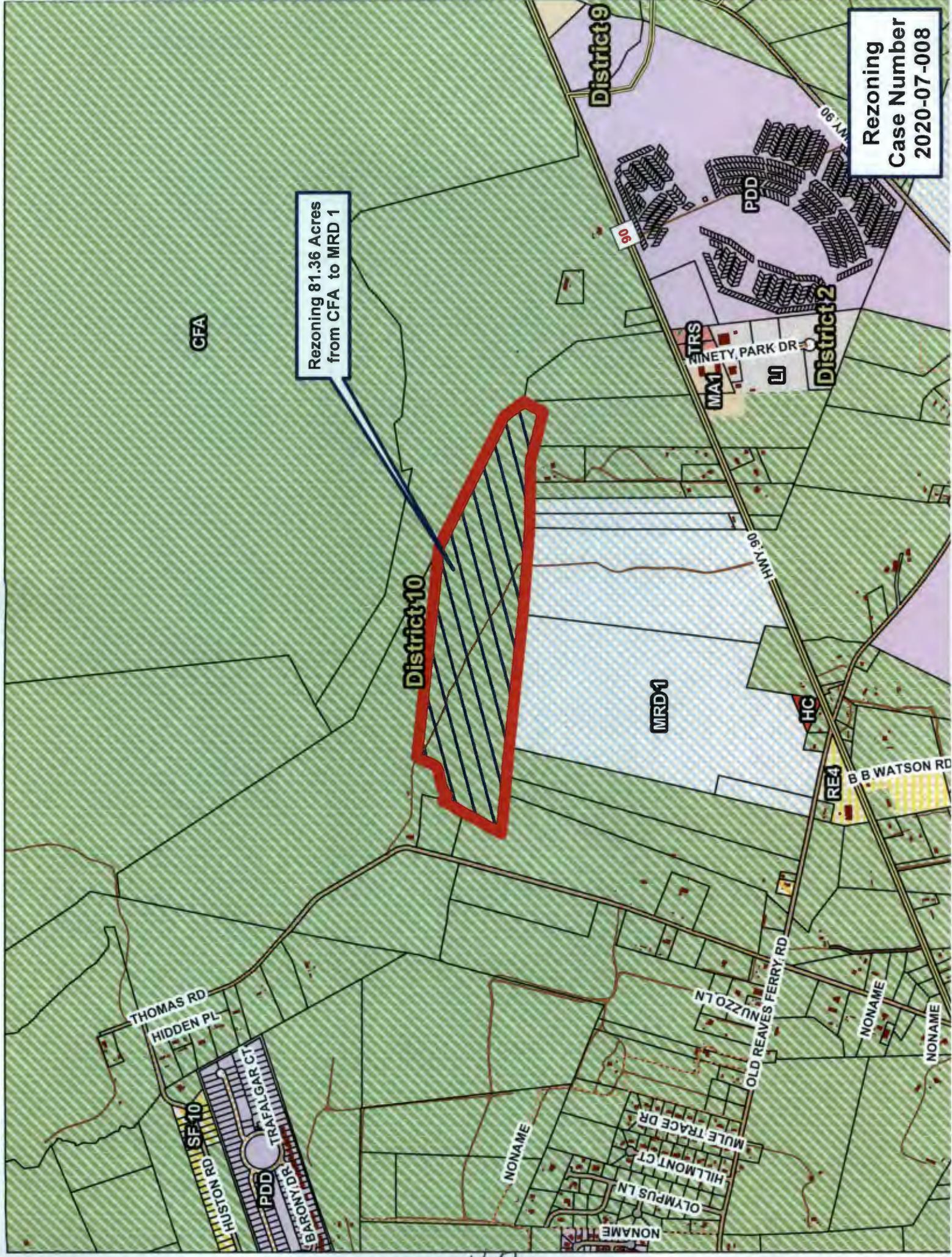


Certificate of Accuracy
 I hereby certify that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Board of Professional Surveyors of South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein, also there are no visible encroachments or projections other than shown.

Bryce W. Dyer, PLS #1628 DATE

Rezoning
Case Number
2020-07-008

Rezoning 81.36 Acres
from CFA to MRD 1



Rezoning
Case Number
2020-07-008

Rezoning 81.36 Acres
from CFA to MRD 1

THOMAS RD

48



Rezoning
Case Number
2020-07-008

Rezoning 81.36 Acres
from CFA to MRD 1

SCENIC & CONSERVATION

District 10



District 9

RURAL COMMUNITIES

District 2

RURAL ACTIVITY CENTER

THOMAS RD
HIDDEN PL

HUSTON RD
BARON DR
TERRAFALGAR CT

NONAME

HILLMONT CT
OLYMPUS LN

MULE TRACE DR
NUZZO LN

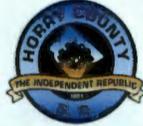
OLD REAVES FERRY RD

NONAME

NONAME

55

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Rosemary E Chestnut & Linda Jackson (Energov # 049761)	Rezoning Request #	2020-07-009
PIN #	32207040004	County Council District #	10 - Hardee
Site Location	Hwy 905 in Conway	Staff Recommendation	
Property Owner Contact	Rosemary E Chestnut & Linda Jackson	PC Recommendation	
		Size (in acres) of Request	2.01

ZONING DISTRICTS

Current Zoning	SF40
Proposed Zoning	MSF14.5
Proposed Use	Allow for placement of mobile home

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	1.52
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

MSF10	MSF20	FA
SF40	Subject Property	MSF20
MSF14.5	MSF14.5	SF40

COMMENTS

Comprehensive Plan District: Rural Communities	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone for a mobile home on an existing residential property. Several properties in the immediate neighborhood are zoned to allow the placement of mobile homes, including FA, MSF10 & MSF14.5. An adjacent parcel on Hwy 905 was rezoned to MSF14.5 in 2017 (Ord. 41-17) in order to subdivide and allow for a mobile home to be placed on the new lot.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 16	Existing Road Conditions	State, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	48 / 48	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 905, Station (253) 6,500 AADT 35-40%
Proposed Improvements			

DIMENSIONAL STANDARDS

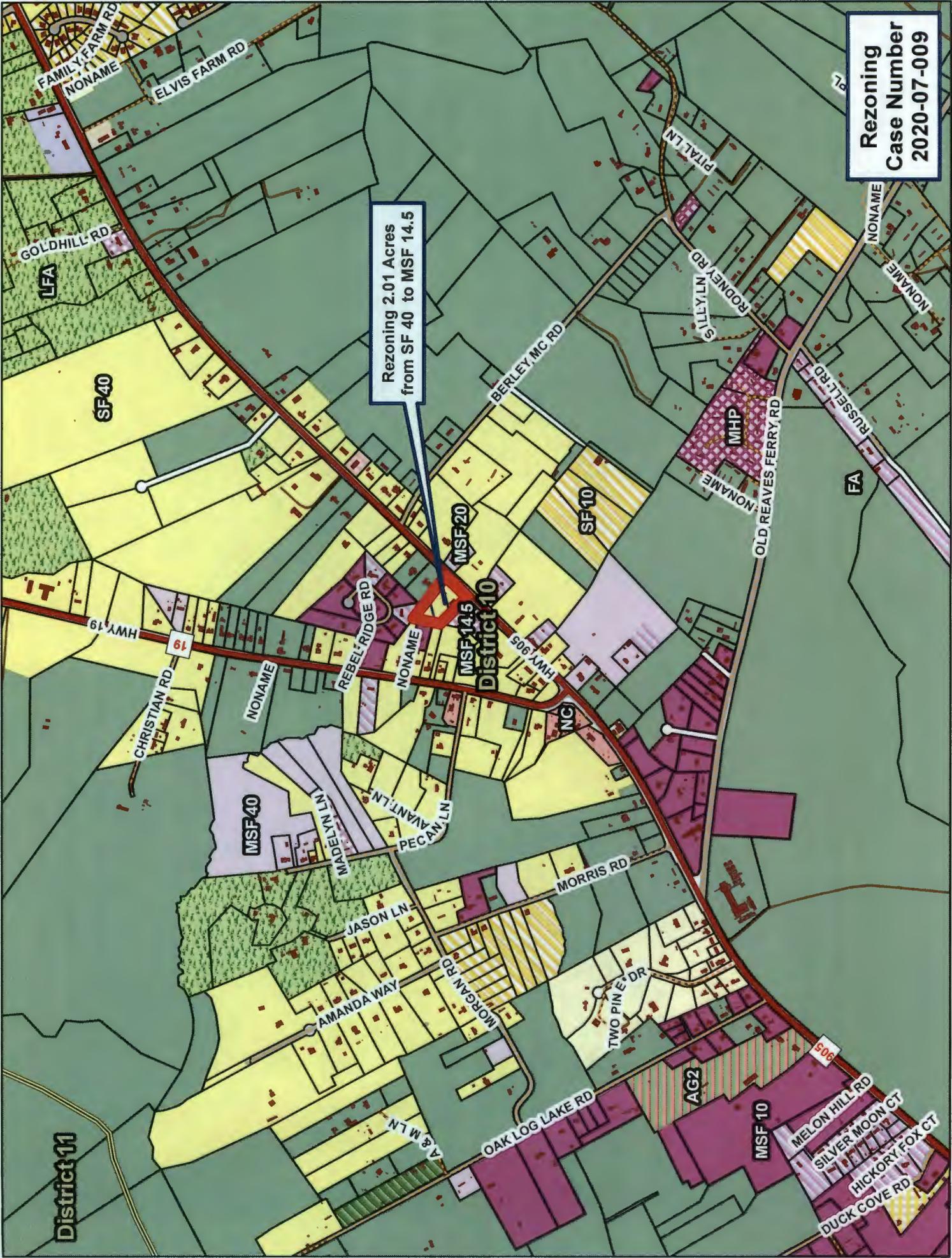
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF14.5	SF40	MSF10	MSF20	MSF14.5	FA Res/ Comm
Min. Lot Size (in square feet)	14,500	40,000	10,000	20,000	14,500	21,780 / 43,560
Front Setback (in feet)	25	50	25	40	25	25 / 60
Side Setback (in feet)	10	20	10	15	10	10 / 25
Corner Side Setback (in feet)	15	30	15	22.5	15	15 / 37.5
Rear Setback (in feet)	15	30	15	25	15	15 / 40
Bldg. Height (in feet)	35	35	35	35	35	35

Setback Comments:

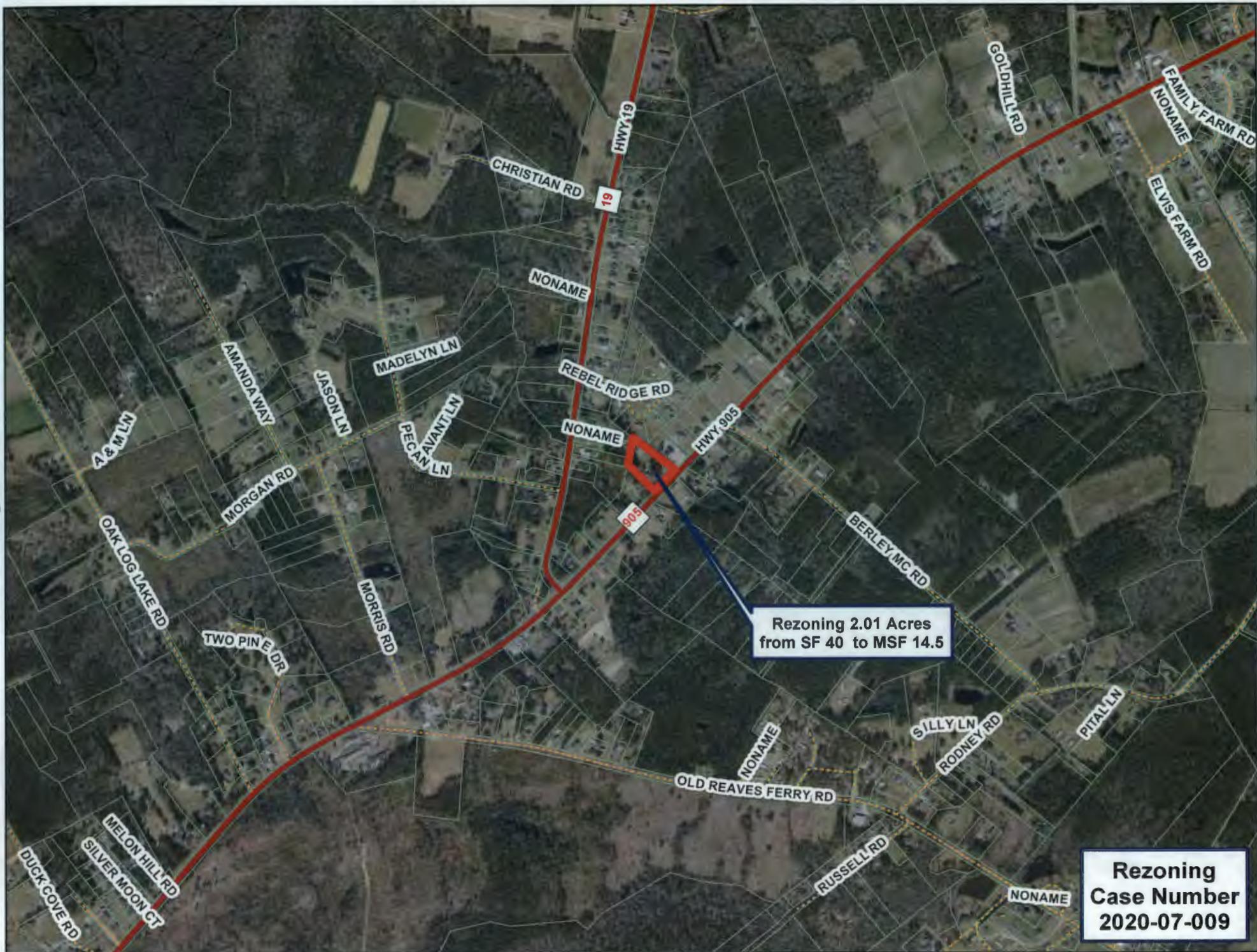
Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 31 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

Rezoning
Case Number
2020-07-009

Rezoning 2.01 Acres
from SF 40 to MSF 14.5



53



Rezoning 2.01 Acres
from SF 40 to MSF 14.5

**Rezoning
Case Number
2020-07-009**

District 11

SCENIC & CONSERVATION

RURAL

Rezoning 2.01 Acres
from SF 40 to MSF 14.5

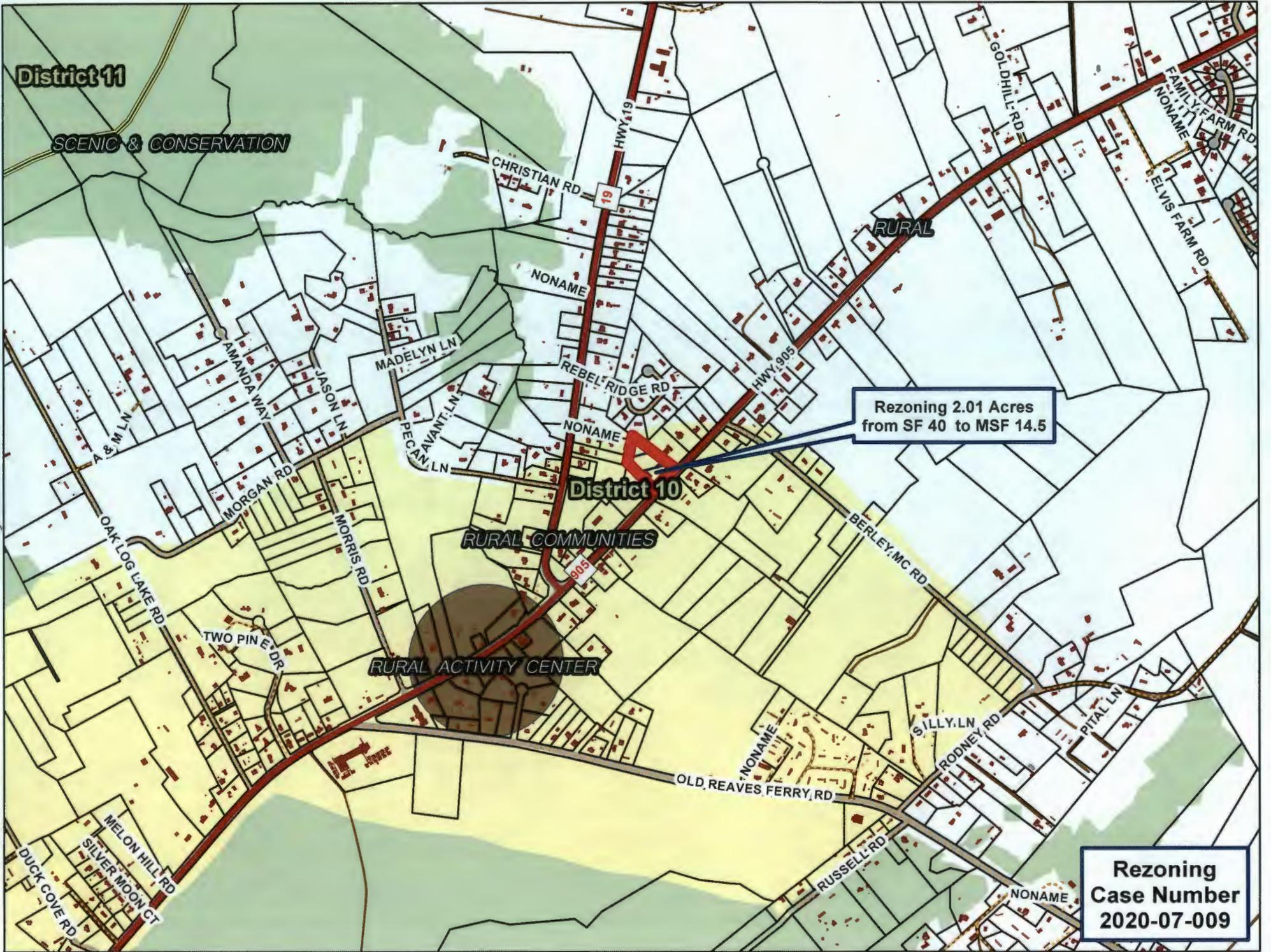
District 10

RURAL COMMUNITIES

RURAL ACTIVITY CENTER

Rezoning
Case Number
2020-07-009

579



Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Kevin L Hackett (Energov # 049734)	Rezoning Request #	2020-07-010
PIN #	45703030020	County Council District #	4 - Loftus
Site Location	Circle Ln in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Kevin L Hackett	PC Recommendation	
		Size (in acres) of Request	3

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	MSF10	Flood and Wetland Information (proposed FEMA maps)	X	MSF10	MSF10	CFA
Proposed Zoning	AG7	Public Health & Safety (EMS/fire) in miles	2.5	MSF10	Subject Property	CFA
Proposed Use	Allow for horse with existing residence	Utilities	Septic	MSF10	MSF10	MSF10
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Suburban/Scenic & Conservation	Overlay/Area Plan: Burgess Community Area Plan
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Discussion: The applicant is requesting to rezone an existing residential property to allow for a horse. Currently the 3 acre parcel is zoned for 10,000 square foot lots and the long narrow shape of the lot will likely limit further development. Access to Hwy 707 from the subject parcel is along Circle Lane which is an unpaved local road. A majority of the parcel remains as forested wetland with a home and associated structures already built upon the upland portion of the property. The Manufactured Agricultural Ranchettes District (AG7) allows for personal farming and the care for animals like horses. Several conditions will apply if a horse is kept on the property including a minimum lot size of 1.5 acres and setbacks for animal related facilities to minimize impacts on surrounding parcels. The subject parcel is located within the radius of an identified Neighborhood Activity Center and the property is designated for future land use as partially suburban and Scenic & Conservation.

Public Comment:

TRANSPORTATION INFORMATION

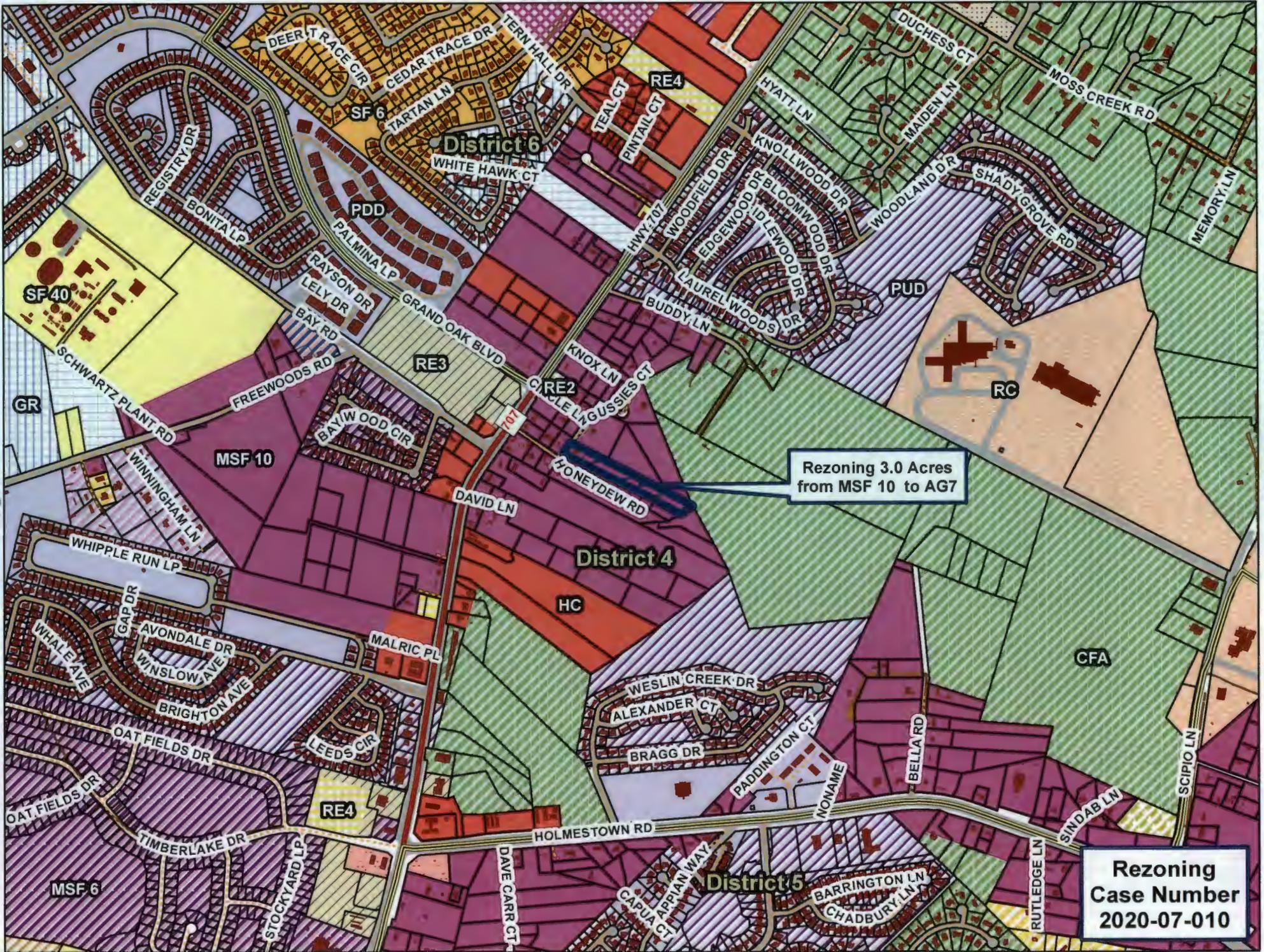
Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 96	Existing Road Conditions	County, Unpaved
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16 / 16	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 707, Station (247) 23,800 AADT 65-70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG7 Res / Stables, shelters, manure piles, pits or bins	MSF10	MSF10	CFA res/comm		
Min. Lot Size (in square feet)	1.5 ac	10,000	10,000	21,780 / 43,560		
Front Setback (in feet)	25 / 60	25	25	25 / 60		
Side Setback (in feet)	10 / 25	10	10	10 / 25		
Corner Side Setback (in feet)	15 / 37.5	15	15	15 / 37.5		
Rear Setback (in feet)	15 / 40	15	15	15 / 40		
Bldg. Height (in feet)	35	35	35	35		

Setback Comments:

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 35 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

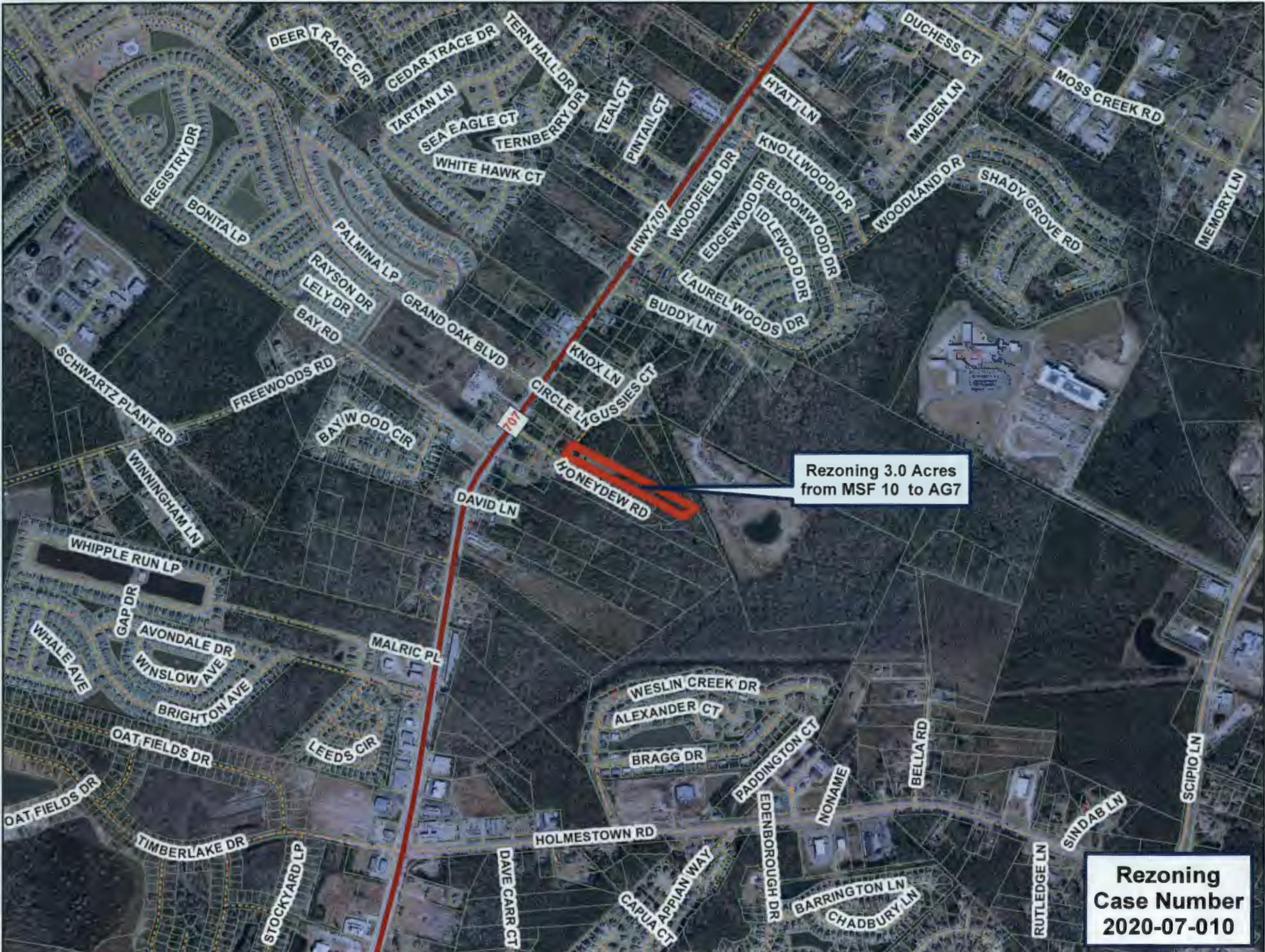


Rezoning 3.0 Acres
from MSF 10 to AG7

Rezoning
Case Number
2020-07-010

56

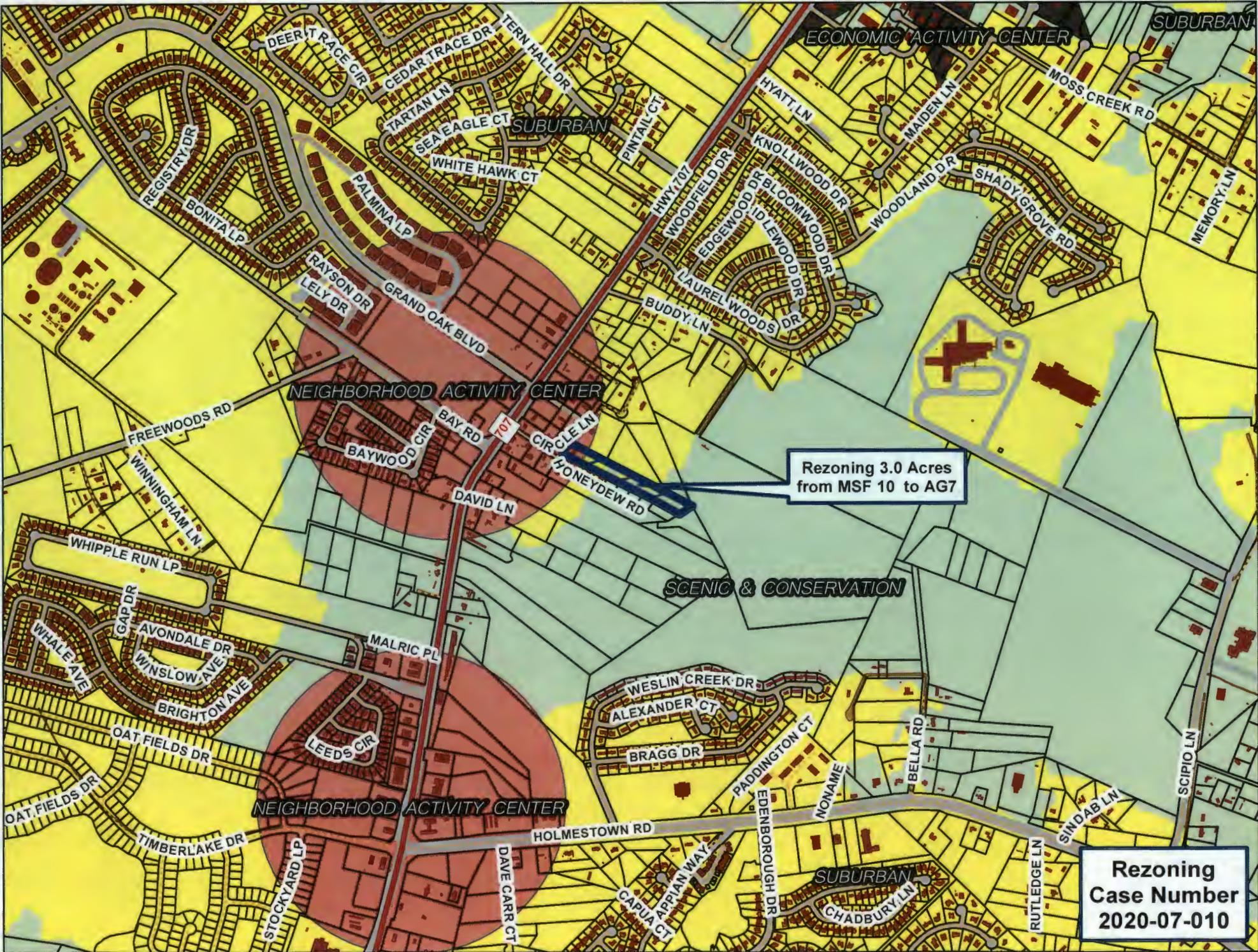
57



Rezoning 3.0 Acres
from MSF 10 to AG7

Rezoning
Case Number
2020-07-010

58



Rezoning 3.0 Acres
from MSF 10 to AG7

Rezoning
Case Number
2020-07-010

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Michael Misciarelli (Energov # 049747)	Rezoning Request #	2020-07-011
PIN #	31204020049	County Council District #	1 - Worley
Site Location	Corner of Hwy 50 and Hwy 111.	Staff Recommendation	
Property Owner Contact	Jason B Stocks Sr	PC Recommendation	
		Size (in acres) of Request	1.27

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	NC	Flood and Wetland Information (proposed FEMA maps)	X	MSF10	MSF10	CFA
Proposed Zoning	RE4	Public Health & Safety (EMS/fire) in miles	1.67	SF10	Subject Property	CFA
Proposed Use	Automotive Service/ Automotive Sales	Utilities	PUBLIC	SF10	SF10	CFA
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Suburban	Overlay/Area Plan: None
--	--------------------------------

Discussion: The applicant is requesting to rezone for an automotive service and/or automotive sales center at an existing commercial property. Neighborhood Commercial zoning does not allow for autosales or for outdoor storage for associated businesses. The High Bulk Retail District (RE4) allows for automotive businesses and is intended to provide opportunities for commercial uses that require outdoor storage areas. This parcel is located at the confluence of Hwy 50 and Hwy 111 within an area designated as suburban for future land use and several residential rezonings have occurred within the immediate area. The main business corridor of Little River occurs along Hwy 17 which is approximately 0.7 miles from the subject property. Staff has concerns regarding the existing manufactured homes, church, unpermitted structures and additions.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	50 / 750	Existing Road Conditions	State, paved, two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	150 / 750	Rd, Station, Traffic AADT (2019) % Road Capacity	S-50, Station (443) 3,200 AADT 15-20%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	NC	SF10	MSF10	CFA Res/ Comm	
Min. Lot Size (in square feet)	21,780	10,000	10,000	10,000	21,780 / 43,560	
Front Setback (in feet)	60	25	25	25	25 / 60	
Side Setback (in feet)	10	10	10	10	10 / 25	
Corner Side Setback (in feet)	50	15	15	15	15 / 37.5	
Rear Setback (in feet)	15	15	15	15	15 / 40	
Bldg. Height (in feet)	-36*	35	35	35	35	

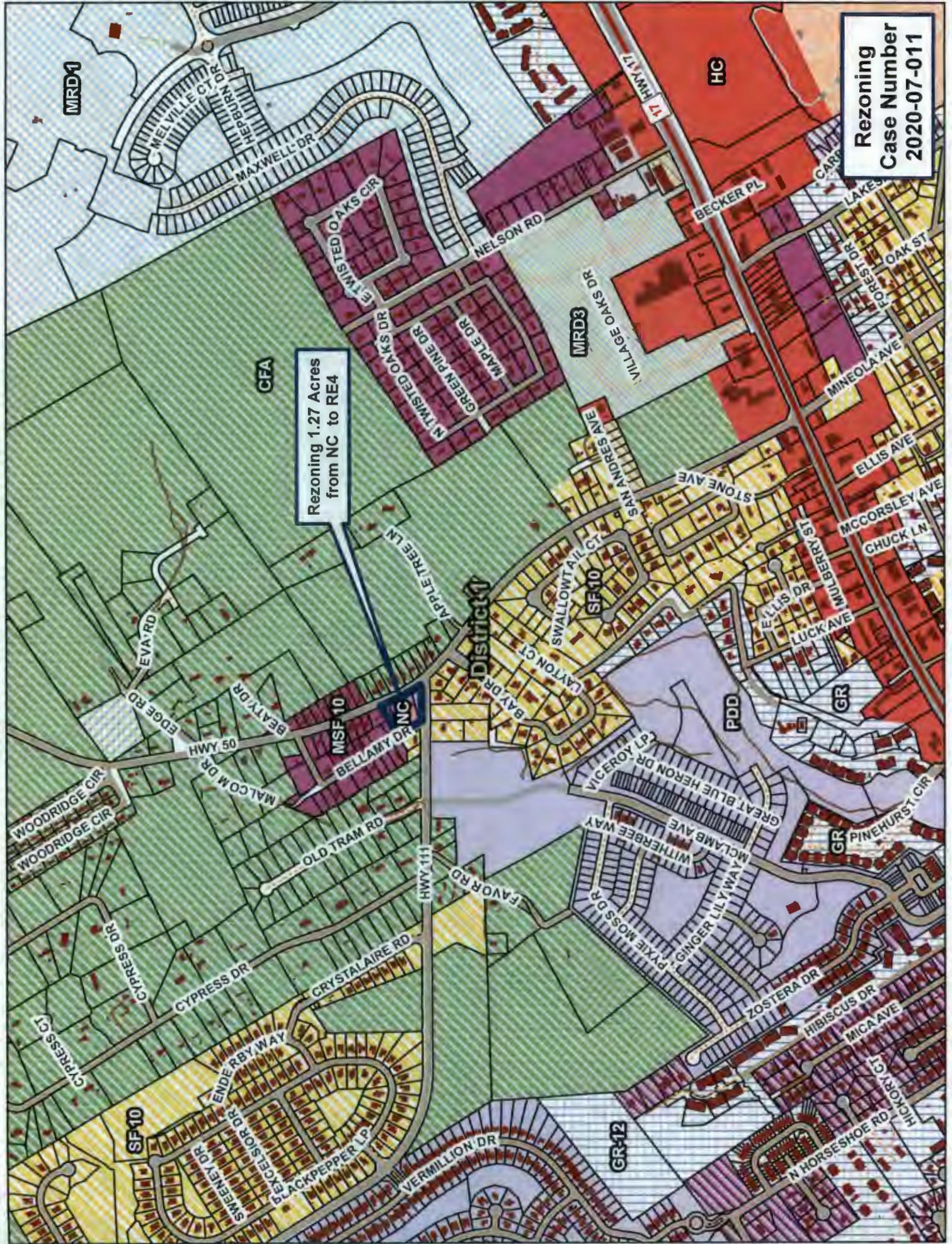
Setback Comments: *36 per 1/2 acre; not to exceed 120

59

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 57 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

Rezoning
Case Number
2020-07-011

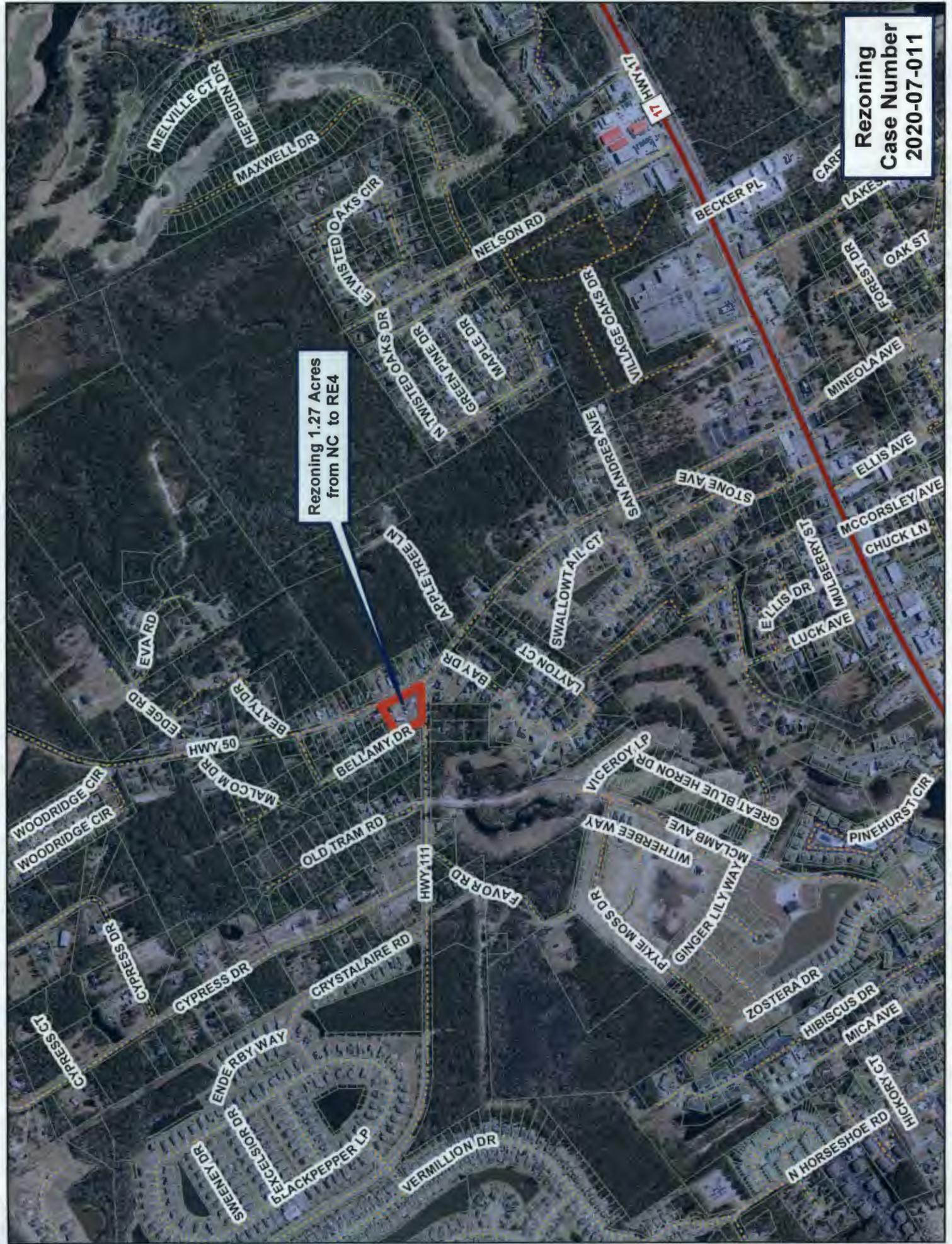
Rezoning 1.27 Acres
from NC to RE4



60

Rezoning
Case Number
2020-07-011

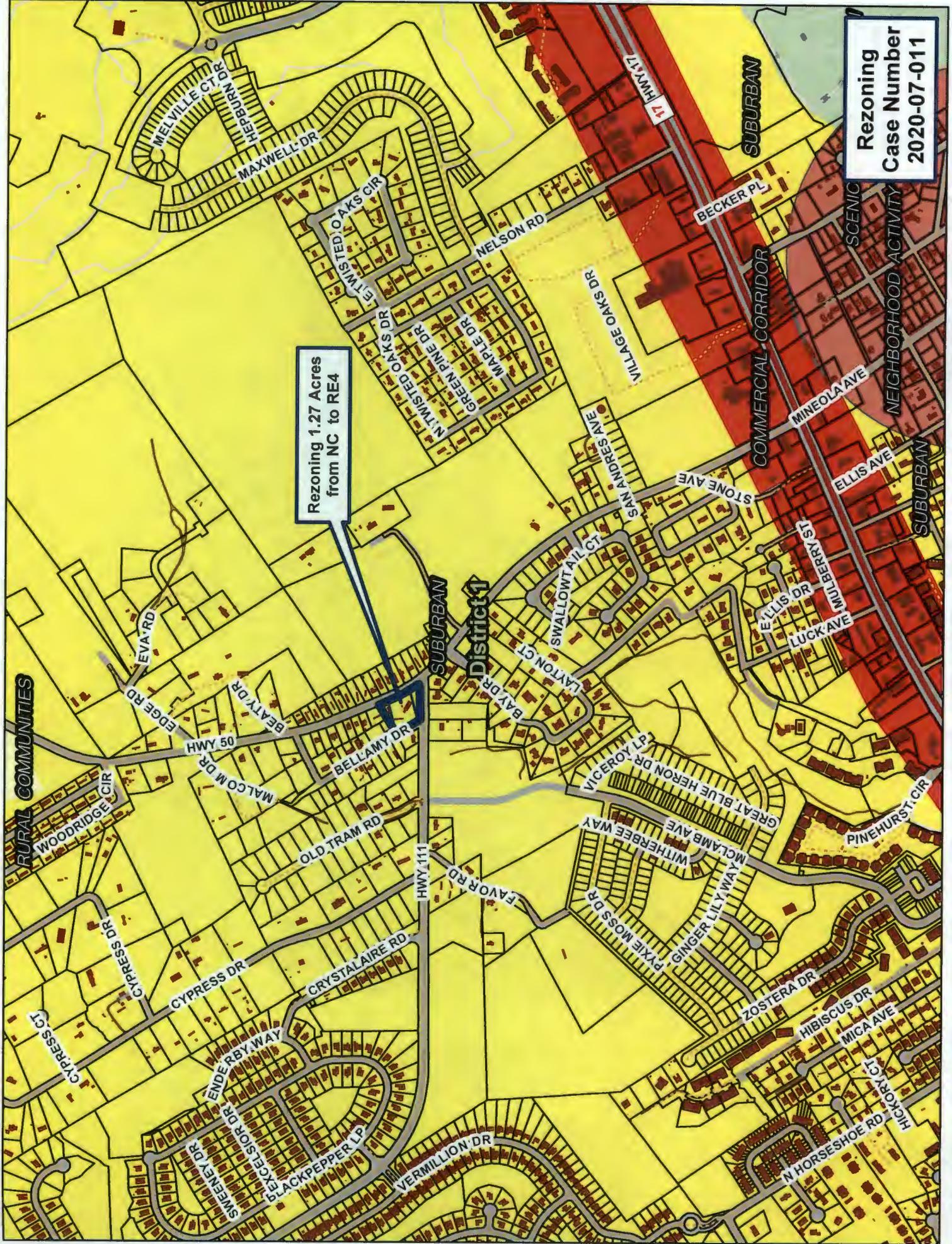
Rezoning 1.27 Acres
from NC to RE4



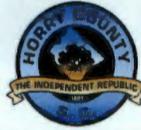
01

Rezoning
Case Number
2020-07-011

Rezoning 1.27 Acres
from NC to RE4



Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Antioch Farms LLC (Energov # 049762)	Rezoning Request #	2020-07-012
PIN #	21000000038	County Council District #	10 - Hardee
Site Location	McNabb Shortcut Rd in Loris	Staff Recommendation	
Property Owner Contact	McNabb Shortcut LLC	PC Recommendation	
		Size (in acres) of Request	31.76

ZONING DISTRICTS

Current Zoning	SF10
Proposed Zoning	MG
Proposed Use	Mining and Material Storage

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	5.21
Utilities	N/A
Character of the Area	Residential & Agriculture

ADJACENT PROPERTIES

HC	HC	FA
LI	Subject Property	FA
LI	FA	FA

COMMENTS

Comprehensive Plan District: Rural	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone for the expansion of a permitted mining operation that would include an equipment and material laydown yard and approximately 23.5 acres to be mined for sand. Although the subject parcel shows a narrow access and frontage on McNabb Shortcut Rd, the existing mining operation on the adjacent FA parcel that utilizes a 30' access easement for ingress and egress to Clio Rd. The site plan provided does not identify an wetlands onsite however recent aerial shows the majority of the vegetation was removed except for a wooded area near the center of the parcel. The subject parcel is located adjacent to a Limited Industrial District (LI) and Highway Commercial District (HC) properties and the Carolina Southern Railroad line runs parallel to Hwy 701 near this location. A majority of the acreage in this area is zoned Forest/Agricultural District (FA) and most are developed for single family homes and/or used for agriculture.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	16 / 800	Existing Road Conditions	State, paved, two lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	300 / 400	Rd, Station, Traffic AADT (2019) % Road Capacity	S-67, Station (459) 500 AADT 5-10%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MG	SF10	LI	HC	FA Res/ Comm	
Min. Lot Size (in square feet)	10 acres	10,000	21,780	10,000	21,780 / 43,560	
Front Setback (in feet)	50	25	50	50	25 / 60	
Side Setback (in feet)	50	10	20	10	10 / 25	
Corner Side Setback (in feet)	n/a	15	30	15	15 / 37.5	
Rear Setback (in feet)	50	15	25	15	15 / 40	
Bldg. Height (in feet)	35	35	60	35	35	

Setback Comments:

63

Date Advertised: 7/16/2020

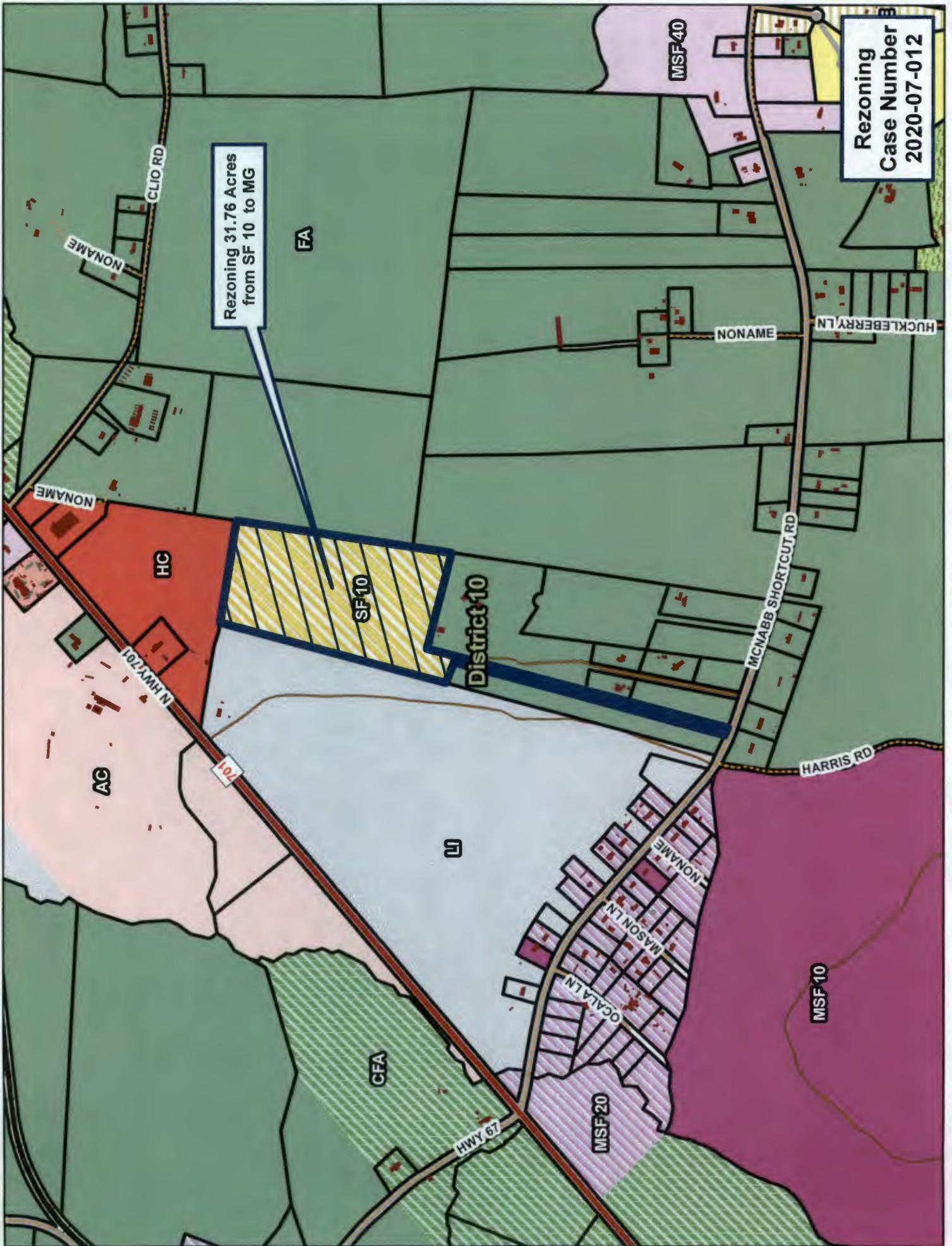
Date Posted: 7/16/2020

Property Owners Notified: 22

Date Notification Mailed: 7/16/2020

Report Date: 7/16/2020

BY: DJ

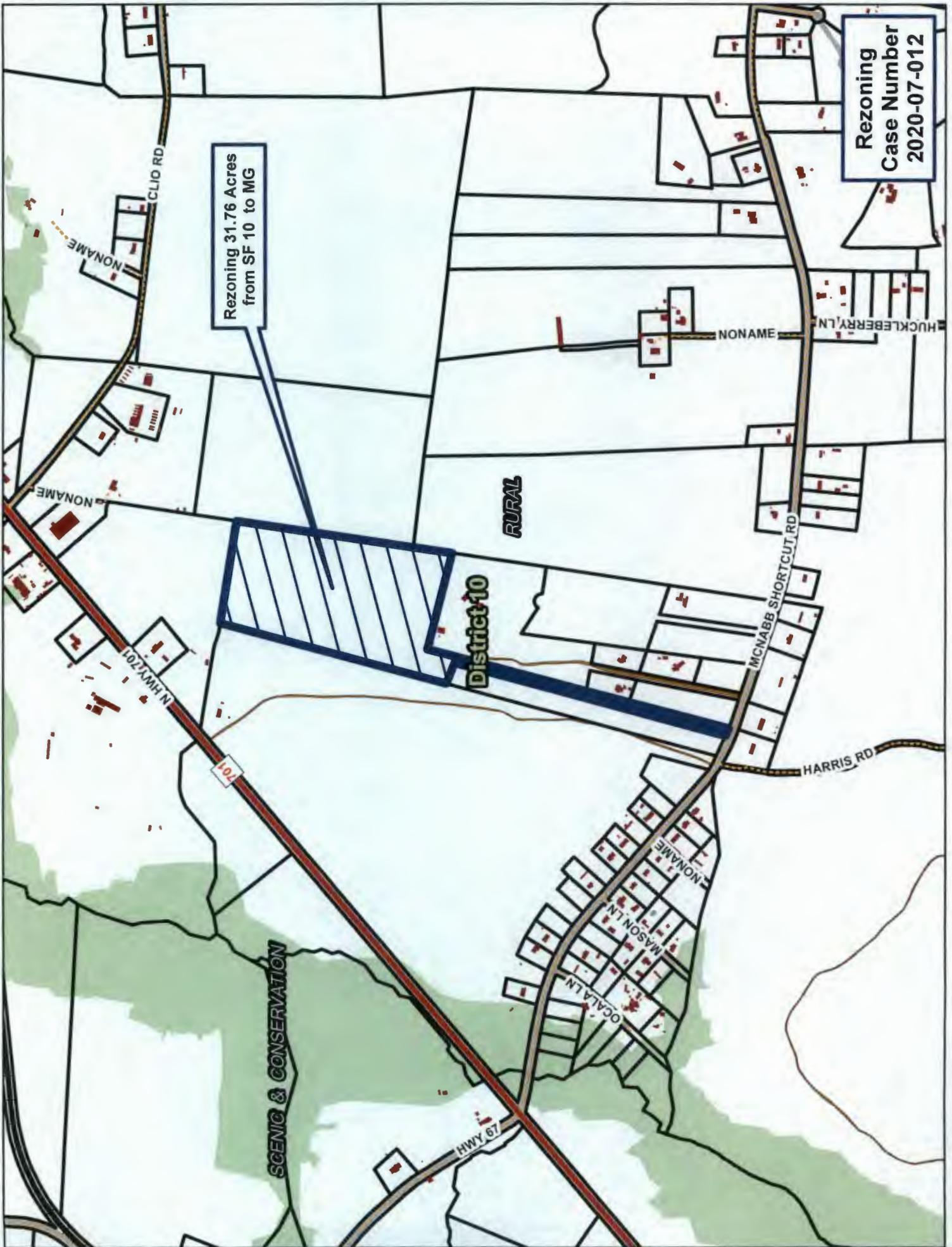


Rezoning
Case Number
2020-07-012



Rezoning 31.76 Acres
from SF 10 to MG

Rezoning
Case Number
2020-07-012



Rezoning 31.76 Acres
from SF 10 to MG

Rezoning
Case Number
2020-07-012

RURAL

District 10

SCENIC & CONSERVATION

HORRY COUNTY PLANNING COMMISSION

CHAIRMAN

Term Expires: 6/30/2021
District #6

Steven Neeves

3 Sioux Trail
Myrtle Beach, SC 29588
e-mail: jsneeves@gmail.com

Cell: 843-251-2100

VICE CHAIRMAN

Term Expires: 6/30/2021
District #5

Joey Ray

568 Mt. Gilead RD
Murrells Inlet, SC 29576
e-mail: joeyray742@gmail.com

Cell: 843-877-2496

Term Expires: 6/30/2021
District #1

Vacant

Term Expires: 6/30/2023
District #2

Pam Cecala

Taylor Architecture, PA
PO Box 51434
Myrtle Beach, SC. 29579
e-mail: ptarch@sccoast.net

Office: 843-424-8280

Term Expires: 6/30/2023
District #3

Chuck Rhome

415 McKendree Lane
Myrtle Beach, SC 29579
e-mail: rrhome@sc.rr.com

Home: 843-903-0500

Term Expires: 6/30/2024
District #4

Pamela Dawson

113 Dreamland Dr
Murrells Inlet, SC 29576
e-mail: pdawson.hcpc@gmail.com

Cell: 843-471-3748

Term Expires: 6/30/2021
District #7

Chris Hennigan

1910 Winburn Street
Conway, SC 29527
e-mail: chriswhennigan@yahoo.com

Cell: 843-222-4428

Term Expires: 6/30/2024
District #8

Burnett Owens

121 Citadel Dr.
Conway, SC 29526
e-mail: owensbj@sccoast.net

Office: 843-347-4794

Cell: 843-340-1260

Term Expires: 6/30/2022
District #9

Martin Dawsey

4432 Plantation Harbor Dr.
Little River, SC 29566
e-mail: mdawsey@bellamylaw.com

Office: 843-916-7173

Term Expires: 6/30/2022
District #10

Jody Prince

3090 Graceland Rd
Loris, SC 29569
e-mail: jodyprince@sccoast.net

Cell: 843-283-8451

Term Expires: 6/30/2022
District #11

Charles Brown

6876 Cates Bay Hwy
Conway, SC 29527
email: cab169@ymail.com

Office: 843-397-5850

Cell: 843-458-6658