



**HORRY COUNTY PLANNING COMMISSION WORKSHOP**  
**AGENDA**  
**February 25, 2021 – 3:00 p.m.**

- I. Call to Order – 3:00 p.m.**
- II. New Business**
- III. Development Street Names - No Public Hearing Required .....13**
- IV. Street Name – Public Hearing Required .....14**
  - Aynor Postal District (29511)**  
**Lambert Crossing Drive** – A public right of way Frontage Road which runs from Horry Road to Hwy 501
  - Longs Postal District (29568)**  
**Watts Farm Lane** – A 50’ private access easement off Star Bluff Road
  - Myrtle Beach Postal District (29579)**  
**Boat Landing Road** – A 50’ private right of way off Frontage Rd B-2 and currently known as Boat Landing Rd
- V. Section 540 Review - PIN 312-03-02-0008 – Little River Water & Sewerage Company Production Well and Treatment Project .....16-17**
- VI. Design Modifications**
  - 1. PIN 166-00-00-0003 – Laurely K. Nance – To allow a Shared Private Drive in excess of 1,800 linear feet. ....18-19**
  - 2. PIN 289-00-00-0042 – Amanda T. Gerrald – To allow a private access easement to serve 12 lots. ....20-22**
  - 3. PIN 396-00-00-0029 – Seamon Whiteside & Associates – To allow a 2nd point of access for a Multi-Family project to be from a 50’ Commercial Cross Access Easement. ....24-27**
- VII. Rezoning Requests**
  - 1. PREVIOUSLY DEFERRED - PC-2021-1 – A resolution to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan for PIN 35200000005 and 35202020015 from Scenic and Conservation to Suburban. ....28-31**
  - PREVIOUSLY DEFERRED - 2020-12-002 – Venture Engineering Inc., agent for Patricia M. Graham & Paul Smith – Request to rezone 29.92 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located off Little River Neck Rd in Little River (Council Member – Worley) .....32-44**



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An Ordinance to Approve a Development Agreement between Horry County, The City of North Myrtle Beach and Crossroads Village Ventures, LLC. Pertaining to 29.92 acres and identified as PIN 352-00-00-0005 & 352-02-02-0015, located on Little River Neck Rd. The proposed development agreement includes residential uses. A copy of the development agreement can be obtained at the Horry County Planning Office, located at 1301 Second Ave., Conway, SC 29526. ....**45-66**

2. **PREVIOUSLY DEFERRED - 2021-01-001** - DDC Engineers Inc., agent for Margaret M. Holmes, George F. Marshall and Virginia Biddle – Request to rezone 35.18 acres from Highway Commercial (HC) to Multi-Residential Three (MRD3) located off Postal Way in Myrtle Beach (Council Member – Vaught) .....**68-83**
3. **PREVIOUSLY DEFERRED - 2021-01-002** – Earthworks Group, agent for Vitaly V. Daminov, ETAL – Request to rezone 2.13 acres from Residential (MSF40) to Planned Development District (PDD) located at the corner of McDowell Shortcut Rd & Hwy 707 in Murrells Inlet (Council Member – Loftus) .....**84-97**
4. **2021-02-001** - Lennar Carolinas, LLC, agent for Dr. Hal B. Holmes Jr – Request to rezone 301.39 acres from Commercial Forest Agriculture (CFA) & Highway Commercial (HC) to Multi-Residential Three (MRD3) located on Hwy 501 & Hwy 31 in Myrtle Beach (Council Member – Vaught).....**98-122**
5. **2021-02-002** - G3 Engineering, agent for Plum Branch, LLC – Request to rezone 25.38 acres from Commercial Forest Agriculture (CFA) & Residential (SF10) to Multi-Residential Three (MRD3) located on Gardner Lacy Rd in Conway (Council Members - Vaught & Hardee) .....**124-132**
6. **2021-02-003** - G3 Engineering, agent for Bear Paw LLC – Request to rezone 54.85 acres from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Old Hwy 90 in Conway (Council Member – Howard) .....**134-147**
7. **2021-02-004** – G3 Engineering, agent for Roy Todd – Request to rezone 99.76 acres from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Hwy 905 in Conway (Council Member – Bellamy) .....**148-166**
8. **2021-02-005** – Juli Cochran, agent for Anthony Cochran – Request to rezone .63 acre from Residential (MSF20) to Residential (MSF10) located on Allen St in Conway (Council Member – Bellamy) .....**168-174**
9. **2021-02-006** – Chris Barnhill, agent for Lloyd Blease Jordan – Request to rezone 0.98 acres from Residential (MSF10) to Agricultural Community Services (AG3) located on the corner of Landmark Rd & Hallie Martin Rd in Conway (Council Member – Allen) .....**176-182**
10. **2021-02-007** - Daniel W Stacy Jr., agent for The South Carolina Conference of International Pentecostal Holiness Church Inc. – Request to rezone 5 acres from General Residential (GR) to Inpatient Medical Services (ME1) located at the Corner of Carolina Forest Blvd & Revolutionary War Way in Myrtle Beach (Council Member – Howard) .....**184-191**



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**VIII. Comprehensive Plan Amendment**

1. **PREVIOUSLY DEFERRED – PC-2021-02** - Resolution recommending the adoption of the revised Horry County Parks and Open Space Plan as an amendment to the Horry County Comprehensive Plan, Imagine 2040. ....**192-194**
2. **PC-2021-03** - A resolution to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan from Scenic and Conservation to Rural Communities for a portion of PIN 18600000038.**195-200**

**IX. Text Amendment**

An Ordinance to Amend Appendix B, Article VII, Section 723.2 of the Horry County Code of Ordinances pertaining to the Garden City Height Overlay Zone. ....**201-205**

**X. Adjourn**