



*Committed to Excellence*

**HORRY COUNTY PLANNING COMMISSION WORKSHOP**

**AGENDA**

**May 27, 2021 – 3:00 p.m.**

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- I. Call to Order – 3:00 p.m.**
  
- II. Development Agreement – Public Hearing**
  - 1. **396-00-00-0001** – Request to approve the Development Agreement (Ord. 17-2021) – Approximately 353.62 acres from General Residential (GR) to Inpatient Medical Services (ME1) to create a medical campus. ....**18-61**
  
- III. Developments - Street Names - No Public Hearing Required**
  
- IV. Design Modification**
  - 1. **216-00-00-0001** - Courtney Suggs – Access Management (Shared Private Drive originating from unimproved / substandard R/W) .....**63-68**
  - 2. **379-00-00-0007** – Heritage Hauling, Inc. (Glenwood) – Roadway Design Criteria (Block length) .....**69-72**
  - 3. **349-00-00-0025** – Jeff Cernugal (Sandridge Road Project) – Access Management (Number of lots on one point of access) .....**73-76**
  
- V. Rezoning Requests**
  - 1. **PREVIOUSLY DEFERRED 2021-04-004** – BC Moore Engineering, agent for Terraview Homes, LLC – Request to rezone 43.26 acres from Heavy Industrial (HI) to Destination Park District (DPD) and Commercial Agriculture (AG2) located on Hewitt Rd near Hwy 66 in Loris (Council Member – Causey / PC Member - Dawsey) .....**77-85**
  - 2. **2021-05-001** – Darren Shields – Request to rezone .75 acre from Commercial Forest Agriculture (CFA) to Residential (MSF10) located at 430 S. Hwy 57 in Longs (Council Member – Causey / PC Member - Dawsey) .....**86-92**
  - 3. **2021-05-002** – Lenoris Willard – Request to rezone .98 acre from Commercial Forest Agriculture (CFA) to Residential (MSF10) located at the intersection of Willard Rd., Dewitt Rd., & Sugar Bowl Lane in Longs (Council Member – Causey / PC Member - Dawsey) .....**93-99**
  - 4. **2021-05-003** – Danny Lee, agent for Ole Home, LLC – Request to rezone .58 acre from Highway Commercial (HC) to General Manufacturing and Industrial (MA2) located at 170 Spencer St. in Myrtle Beach (Council Member – Loftus / PC Member - Dawson) .....**100-106**



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- 5. **DEFERRED 2021-05-005** - Chris Barnhill, agent for James H. Anderson – Request to rezone 29.35 acres from Forest Agriculture (FA) to Residential (SF10) located on Daisy Rd. off Red Bluff Rd. in Loris (Council Member – Hardee / PC Member – Prince)
  
- DEFERRED PC-2021-07** - A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 22500000050 from Rural and Scenic & Conservation to Suburban.
  
- 6. **2021-05-006** - G3 Engineering, agent for Costner Properties, LLC – Request to rezone 13.36 acres from Commercial Forest Agriculture (CFA) & Highway Commercial (HC) to Multi-residential Three (MRD3) located on Hwy 17 & Graystone Blvd in Little River (Council Member – Worley / PC Member - Platt) .....**107-137**
  
- PC-2021-08** - A resolution to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan for PIN 30700000018 from Suburban and Scenic & Conservation to Suburban.....**138-142**
  
- 7. **2021-05-007** - G3 Engineering, agent for A&P Investments, LLC – Request to rezone 1.69 acres from General Residential (GR) to Community Retail Services (RE2) located on River Oaks Dr. at River Oaks Golf Plantation in Myrtle Beach (Council Member – DiSabato / PC Member - Rhome)..**143-150**
  
- 8. **2021-05-008** - G3 Engineering, agent for Riviera Enterprises, Inc., Timothy L. Williams, and Curtis Bellamy – Request to rezone 23.45 acres from Commercial Forest Agriculture (CFA) to Multi-residential Two (MRD2) on Hwy. 9, near Sun Colony in Longs (Council Member – Worley / PC Member - Platt).....**151-161**
  
- 9. **2021-05-009** - Venture Engineering, Inc., agent for KZW Holdings, LLC – Request to rezone 100.19 acres from Forest Agriculture (FA) & Commercial Forest Agriculture (CFA) to Multi-residential One (MRD1) & Multi-residential Two (MRD2) located on Kayla Circle off Hwy 9 in Longs (Council Member – Causey / PC Member - Dawsey).....**162-172**
  
- 10. **2021-05-010** – John Richards, agent for Mingliang Zhang & Weidong Zhou, Welton Steven & Theresa Smith and Susan & Jesse Stephens – Request to rezone 80.9 acres from Commercial Forest Agriculture (CFA) to Multi-residential One (MRD1) and amending the Heather Glenn MRD located on Nelson Rd off Hwy 17 and on Thomas Rd in Little River (Council Member – Worley / PC Member - Platt) .....**173-187**
  
- 11. **2021-05-011**- Venture Engineering, agent for Cornelius Johnson IV, LLC – Request to rezone .43 acres from Residential (SF10) to Convenience and Auto Related Services (RE3) located at 1549 Stone Ave. in Little River (Council Member – Worley / PC Member - Platt).....**188-196**

**VI. Adjourn**