



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP

AGENDA

September 30, 2021 – 3:00 p.m.

I. Call to Order – 3:00 p.m.

II. Design Modifications

1. PIN 468-00-00-0004 & 468-04-01-0001 – RS Parker Homes LLC (Course Club Villas @ Prince Creek) – Access Management (Required Access Points & Width of Access Easement)
2. PIN 222-04-02-0007, -0008, 221-00-00-0004, & 216-00-00-0033 – RE 1 Land Company LLC (Crown Meadows Subdivision) – Access Management (Required Access Points) and Roadway Design Criteria (Length of cul-de-sac)
3. PIN 221-00-00-0013 – Winyah Woods LLC (Winyah Woods Subdivision) – Access Management (Access from Lower Order Street)
4. PIN 307-16-02-0009 & 307-16-02-0011 – D.R. Horton (Heather Glen Ph 3 & 4) – Open Space (Removal of platted Open Space from Inventory) and Roadway Design Criteria (Temp. cul-de-sac)
5. PIN 299-09-01-0006 – Felder & Dewitt – Roadway Design Criteria (Shared Private Drive min. width)

III. Rezoning Requests

1. **DEFERRED - 2021-08-001** - Earthworks Group, agent for Lauderdale Bay Estates Development & Bentley Thompson - Request to amend Multi-Residential Three (MRD3) zoning on 18.62 acres located on Hwy 17, south of Pompano Ct in Myrtle Beach (Council Member – Loftus / PC Member – Dawson)
2. **2021-09-001** – Timothy P. McDowell – Request to rezone 1.36 acres from Residential (MSF10) to Agricultural Community Services (AG3) located on Hwy 905 near the intersection of Old Reaves Ferry Rd in Conway (Council Member – Hardee / PC Member – Prince)
3. **2021-09-002** – Herbert L. Bellamy, agent for Rlanda Bellamy – Request to rezone 0.7 acre from General Manufacturing and Industrial (MA2) to Agricultural Community Services (AG3) located on Hwy 9 E south of the Hwy 905 intersection in Longs (Council Member – Causey / PC Member - Dawsey)
4. **2021-09-003** - G3 Engineering, agent for Clara Teresa McCormick Hardee – Request to rezone 10.74 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located on Hwy 707, adjacent to Brynfield Park in Socastee (Council Member – Loftus / PC Member – Dawson)
5. **2021-09-004** – Jimmy Bell, agent for Hoke Boat, LLC – Request to rezone 2.11 acres from Residential (SF40) to Residential (SF8.5) located on Tournament Blvd near the intersection of McDowell Shortcut Rd in Murrells Inlet (Council Member – Servant / PC Member - Ray)



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6. **2021-09-005** - Venture Engineering, agent for R&H Management LLC – Request to rezone 69.83 acres from Forest Agriculture (FA) to Residential (SF10) located on Marigold Rd near the intersection of Hampton Rd in Conway (Council Member – Allen / PC Member - Brown)
 - a. **PC 2021-16** - A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 33500000017 from Rural to Rural Communities.
7. **2021-09-006** - Diamond Shores LLC, agent for Vivian C. Brown Revocable Trust – Request to rezone 75.03 acres from Forest Agriculture (FA) to Multi-Residential One (MRD1) located on Browns Way Shortcut Rd off Cates Bay Hwy in Conway (Council Member – Allen / PC Member - Brown)
 - a. **PC 2021-17** - A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 40500000004 from Rural and Scenic & Conservation to Rural Communities.
8. **WITHDRAWN - 2021-09-007** - Wall Engineering, Arbors at Myrtle Ridge, LLC – Request to rezone 2.8 acres from Multi-Residential Two (MRD2) to Multi-Residential Three (MRD3) located at the intersection of Myrtle Ridge Dr and Lakeside Crossing Dr in Conway (Council Member – Vaught / PC Member - Owens)
9. **2021-09-008** - Venture Engineering, agent for Palmetto State Land Holdings LLC – Request to rezone 4.86 acres (portion) from Limited Industrial (LI) to Residential (SF20) located the intersection of Roleighn Rd and Hwy 501 in Conway (Council Member – Allen / PC Member - Brown)
10. **2021-09-009** – Diamond Shores LLC, agent for Patricia and Joseph Graham – Request to rezone 102.56 acres (portion) from Commercial Forest Agriculture (CFA) to Residential (SF10) located on Pauley Swamp Rd near intersection of Pitch Landing Rd in Conway (Council Member – Bellamy / PC Member - Hennigan)

IV. Text Amendments

1. AN ORDINANCE TO REVISE SETBACKS TO MINIMIZE THE IMPACTS OF FUTURE ROAD WIDENINGS AND TO PRESERVE RURAL CHARACTER
2. AN ORDINANCE TO AMEND THE LANDSCAPE, BUFFER AND TREE PRESERVATION STANDARDS TO MINIMIZE THE IMPACTS OF FUTURE ROAD WIDENINGS AND PRESERVE NATURAL ROADSIDE STREETSCAPES
3. AN ORDINANCE TO AMEND THE COMMERCIAL FOREST AGRICULTURE ZONING DISTRICT



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4. AN ORDINANCE TO AMEND THE GARDEN CITY OVERLAY AND THE LIVE OAK STANDARDS OF THE LANDSCAPE, BUFFER AND TREE PRESERVATION STANDARDS TO NO LONGER REQUIRE A VARIANCE TO REMOVE SPECIMEN LIVE OAKS WITHIN THE BUILDING FOOTPRINT OF INDIVIDUAL LOTS WITHIN THE GARDEN CITY OVERLAY

V. Adjourn