



*Committed to Excellence*

## HORRY COUNTY PLANNING COMMISSION WORKSHOP

### AGENDA

May 29, 2025 – 3:00 p.m.

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**I. Call to Order – 3:00 p.m.**

**II. Approval of Minutes**

Planning Commission Workshop – April 24, 2025

Planning Commission Meeting – May 1, 2025

**III. Street Names – No Public Hearing Required**

**IV. Design Modification**

1. **DEFERRED** Derek Harris, The Jackson Companies, agent for MEPJ Land LP – PIN 447-00-00-0038 – Easements for Utility Location (Council Member/Commissioner: Crawford/Stecker)

**V. Rezoning Requests**

1. **PC-2025-13\*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PINS 26300000008 & 26300000014 from Rural to Rural Communities. (Associated with rezoning 2025-03-002)  
**PREVIOUSLY DEFERRED 2025-03-002\***- DRG, agent for Dennis G Permenter Etal- Request to rezone approximately 157.4 acres from Commercial Forest Agriculture (CFA) to Planned Development District (PDD) located on Hwy 57 in Little River (Council Member/Commissioner: Dukes/Platt)  
**Design Modification:** Design Standards- External Land Development Access Requirements (Two gated emergency accesses in lieu of two required full accesses)
2. **PC-2025-12\*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 40506020005 from Rural to Rural Communities. (Associated with rezoning 2025-03-007)  
**2025-03-007-** Russell Wayne Calhoun Jr- Request to rezone approximately 0.92 acres from Forest Agriculture (FA) to Residential (MSF 14.5) located on Society Dr in Conway (Council Member/Commissioner: Allen/Brown)
3. **PREVIOUSLY DEFERRED 2025-02-003-** Robert S Guyton, agent for Curtis L Williamson III- Request to rezone an approximate 82.46 acre portion from Limited Forest Agriculture (LFA) to Planned Development District (PDD) located on Hwy 905 in Conway (Council Member/Commissioner: Hardee/Prince)
4. **PREVIOUSLY DEFERRED 2025-02-008\***- DRG, agent for Equity Trust Co Etal- Request to rezone an approximate 33.69 acre portion from Limited Forest Agriculture (LFA) to Residential (SF 20) located on Ashley Circle in Conway (Council Member/Commissioner: Hardee/Prince)
5. **WITHDRAWN 2025-03-006-** Douglas R MacRae Jr Etal & Heather L Turner- Request to rezone approximately 1.52 acres from Residential (SF 10) & Commercial Forest Agriculture (CFA) to Residential (SF 20) located on Academy Dr in Conway (Council Member/Commissioner: Anderson/Hennigan)



## HORRY COUNTY PLANNING COMMISSION WORKSHOP

6. **WITHDRAWN 2025-03-008-** Diamond Shores, agent for Evan Scott Grainger Etal- Request to rezone approximately 99.28 acres from Residential (SF 8.5) to Destination Park (DP) located on Highway 905 in Longs (Council Member/Commissioner: Causey/Ford)  
**Design Modification:** Design Standards- External Land Development Access Requirements (Gated emergency access in lieu of a required second access)
7. **2025-05-001-** William Hughes & Barbara Sullivan, agents for Henry E Weathersbee Etal- Request to rezone approximately 1.15 acres from Highway Commercial (HC) & Commercial Forest Agriculture (CFA) to Retail with Accessory Outdoor Storage (RE 4) located on Hwy 544 in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker)
8. **2025-05-002-** Home Builders Team, LLC- Request to rezone approximately 0.57 acres from Residential (SF 20) to Residential (SF 10) located on Smith Blvd in Myrtle Beach (Council Member/Council: Crawford/Stecker)
9. **2025-05-003-** Yosi Benezra, agent for Pure Assets, LLC- Request to rezone approximately 0.79 acres from Limited Manufacturing and Industrial (MA 1) to Retail with Accessory Outdoor Storage (RE 4) located on Socastee Blvd in Myrtle Beach (Council Member/Commissioner: Loftus/Harris)
10. **2025-05-004-** 2410 Monaca Drive LLC- Request to rezone approximately 1.66 acres from Commercial Forest Agriculture (CFA) to Limited Manufacturing and Industrial (MA 1) located on Monaca Dr in Longs (Council Member/Commissioner: Causey/Ford)
11. **2025-05-005-** Mark Smith, Smith Capital Holdings LLC- Request to rezone approximately 7.1 acres from Commercial Forest Agriculture (CFA) to Retail with Accessory Outdoor Storage (RE 4) located on Hwy 9 E in Longs (Council Member/Commissioner: Causey/Ford)
12. **2025-05-006-** JEK Properties LLC- Request to rezone approximately 2.88 acres from Commercial Forest Agriculture (CFA) to Retail with Accessory Outdoor Storage (RE 4) located on Hwy 707 in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker)
13. **WITHDRAWN 2025-05-007-** Thomas & Hutton, agent for James E Threlkel Etal- Request to rezone approximately 8.4 acres from Residential (SF 14.5) to Convenience & Auto-Related Services (RE 3) located on Tournament Blvd & McDowell Short Cut Rd in Murrells Inlet (Council Member/Commissioner: Servant/Ray)
14. **2025-05-008\*-** Robert S Guyton, agent for Hwy. Nine Industrial Holdings LLC- Request to rezone approximately 79.48 acres from Commercial Forest Agriculture (CFA) & Forest Agriculture (FA) to General Manufacturing and Industrial (MA 2) & Heavy/Intense Manufacturing and Industrial (MA 3) located on Hwy 701 S in Loris (Council Member/Commissioner: Hardee/Prince)
15. **DEFERRED 2025-05-009-** Earthworks, agent for Sampit River Investments LLC – Request to rezone approximately 16.81 acres from Residential (SF 20) to Multi Residential (MRD 2) located on Jones Rd in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker)



## HORRY COUNTY PLANNING COMMISSION WORKSHOP

### **VI. Development Agreements:**

\*An Ordinance to approve a Development Agreement between Horry County and Pulte Home Company, LLC and the Property Owners. Pertaining to 157.4 acres and identified as Pins 26300000008 & 26300000014, located on Hwy 57 in Little River. The proposed development agreement includes uses associated with a Planned Development District. A copy of the development agreement can be obtained at the Horry County Planning Office, located at 1301 Second Ave., Conway, SC 29526. An additional public hearing will be held at the Planning Commission Workshop on May 29, 2025 at 3pm. (Associated with rezoning 2025-03-002)

\*An Ordinance to approve a Development Agreement between Horry County and HWY 66, LLC and Equity Trust Company Custodian FBO Mark Philip Karavan. Pertaining to 33.69 acres and identified as Pin 27100000058, located on Ashley Circle in Conway. The proposed development agreement limits the maximum number of residential homes to be constructed upon the property. A copy of the development agreement can be obtained at the Horry County Planning Office, located at 1301 Second Ave., Conway, SC 29526. An additional public hearing will be held at the Planning Commission Workshop on May 29, 2025 at 3pm. (Associated with rezoning 2025-02-008)

\* An Ordinance to approve a Development Agreement between Horry County and Hwy. Nine Industrial Holdings, LLC. Pertaining to 79.48 acres and identified as Pin 21000000004, located on Hwy 701 S in Loris. The proposed development agreement includes road improvements to U.S. Highway 701 and buffer requirements. A copy of the development agreement can be obtained at the Horry County Planning Office, located at 1301 Second Ave., Conway, SC 29526. An additional public hearing will be held at the Planning Commission Workshop on May 29, 2025 at 3pm. (Associated with rezoning 2025-05-008)

### **VII. Adjourn**