



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING

AGENDA

July 3, 2025 – 5:30 p.m.

- I. Call to Order – 5:30 p.m.
- II. Invocation & Pledge of Allegiance
- III. Public Input – You must register in the Planning Department one hour prior to the meeting.
- IV. Street Names – No Public Hearing Required.....17
- V. Street Name – Public Hearing Required
 - 1. Longs Postal District (29568)
Jerry Place – An unnamed 30’ unpaved private road located between Rainbow Drive and Andrew Road in Longs.....18-19
- VI. Rezoning Requests
 - 1. **DEVELOPMENT AGREEMENT FOR 2025-03-002 – Public Hearing Required**
*An Ordinance to approve a Development Agreement between Horry County and Pulte Home Company, LLC. 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. A public hearing will be held at the Planning Commission Workshop on June 26, 2025 at 3pm. (Associated with rezoning 2025-03-002).....21-39
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).....40-59
 - 2. **PC-2025-15*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 42912010011 from Rural Communities to Suburban. (Associated with rezoning 2025-06-001)
2025-06-001- Larry Williams- Request to rezone approximately 0.94 acres from Neighborhood Commercial (NC) to Retail with Accessory Outdoor Storage (RE 4) located on Hwy 544 in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker).....60-69



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3. **PC-2025-14*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 28900000039 from Rural to Rural Communities. (Associated with rezoning 2025-06-003)
2025-06-003- Earthworks, agent for Intracoastal Homes LLC- Request to rezone an approximate 13.38 acre portion from Forest Agriculture (FA) to Residential (MSF 14.5) located on Clay Hill Rd & Lundy Shortcut Rd in Galivants Ferry (Council Member/Commissioner: Allen/Brown).....70-83
4. **2025-06-002-** Ralph A Pandure Jr Etal- Request to rezone an approximate 0.57 acre portion from Neighborhood Retail Services (RE 1) to Residential (MSF 10) located on Mineola Ave in Little River (Council Member/Commissioner: Dukes/Platt).....84-90
5. **2025-06-004-** Fr. Antony Zaki, agent for St. Mark the Apostle Coptic Orthodox Church- Request to rezone approximately 13.41 acres from General Residential (GR) & Neighborhood Commercial to Resort Housing (RH) located on Carolina Forest Blvd in Myrtle Beach (Council Member/Commissioner: DiSabato/Edwards).....91-97
6. **2025-06-005-** Kenneth James DeMarse Etal- Request to rezone approximately 1.81 acres from Limited Forest Agriculture (LFA) to Residential (MSF 20) located on Hwy 139 in Conway (Council Member/Commissioner: Hardee/Prince).....98-103
7. **DEFERRED 2025-06-006-** William Oram, agent for Carolina Real Estate Holdings LLC- Request to rezone approximately 8.14 acres from Mobile Home Park (MHP) to Mobile Home Park (MHP) & Residential (MSF 6) located on Shetland Lane in Myrtle Beach (Council Member/Commissioner: Loftus/Harris)

VII. Text Amendment

AN ORDINANCE AMENDING ARTICLE VIII, SECTION 804 OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA PERTAINING TO THE HIGHWAY 707 OVERLAY ZONE.....104-112

VIII. Adjourn