



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP

AGENDA

August 28, 2025 – 3:00 p.m.

I. Call to Order – 3:00 p.m.

II. Approval of Minutes

Planning Commission Workshop – July 31, 2025

Planning Commission Meeting – August 7, 2025

III. Street Names – No Public Hearing Required

IV. Rezoning Requests

1. **PC-2025-18*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PINS 29000000049 & 29000000050 from Rural to Rural Communities. (Associated with rezoning 2025-08-004)
2025-08-004- Kingston Engineering, agent for Holliday Associates LLC- Request to rezone an approximate 64.4 acre portion from Forest Agriculture (FA) & Residential (MSF 10) to Multi Residential (MRD 1) located on Brown Swamp Rd in Conway (Council Member/Commissioner: Allen/Brown)
2. **DEFERRED DEVELOPMENT AGREEMENT FOR 2025-02-008 – Public Hearing Required**
*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 91.26 acres and identified as PIN 27100000058, located on Ashley Circle in Conway. The proposed development agreement includes uses associated with a Multi Residential District-Preservation and roadway improvements. 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 August 28, 2025 at 3pm. (Associated with rezoning 2025-02-008)
DEFERRED REMANDED BY COUNCIL 2025-02-008*- DRG, agent for Equity Trust Co Etal C/O FBO Mark Phillip Karavan- Request to rezone approximately 91.26 acres from Limited Forest Agriculture (LFA) to Multi Residential District-Preservation (MRD-P) located on Ashley Circle in Conway (Council Member/Commissioner: Hardee/Prince)
3. **PREVIOUSLY 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)
Design Modification: Special Design Standards (orientation of manufactured homes)
Design Modification: Design Standards (external and internal land development access requirements)
4. **2025-08-001-** Bryan Pearson Etal- Request to rezone approximately 0.7 acres from Commercial Forest Agriculture (CFA) to Residential (SF 14.5) located on Bryan Rd in Little River (Council Member/Commissioner: Dukes/Platt)



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5. **2025-08-002-** Rocquellia Chanta Bell- Request to rezone approximately 1.08 acres from Limited Forest Agriculture (LFA) to Residential (MSF 20) located on Old Forest Dr in Loris (Council Member/Commissioner: Hardee/Prince)
6. **2025-08-003-** G3 Engineering, agent for Normandy Corporation & Creek Associates LLC- Request to rezone approximately 4.91 acres from Convenience & Auto-related Services (RE 3) to Retail with Accessory Outdoor Storage (RE 4) located on Hwy 57 & Wailea Cir in Little River (Council Member/Commissioner: Dukes/Platt)
7. **2025-08-005-** Oxner & Stacy Law Firm, agent for Georgetown Memorial Hospital C/O DBA Tidelands Health- Request to rezone approximately 8.08 acres from Retail with Accessory Outdoor Storage (RE 4) to Inpatient Medical Services (ME 1) located on Forestbrook Rd in Myrtle Beach (Council Member/Commissioner: Masciarelli/McLaughlin)

V. Adjourn