



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP

AGENDA

October 30, 2025 – 3:00 p.m.

I. Call to Order – 3:00 p.m.

II. Approval of Minutes

Planning Commission Workshop – September 25, 2025.....7-9
Planning Commission Meeting – October 2, 2025.....10-13

III. Street Names – No Public Hearing Required

IV. New Business – No Public Hearing Required

1. Planning Commission Review Deadlines for 2026.....14

V. Vested Rights – No Public Hearing Required

1. Thomas & Hutton, agent for Kingston Resort Owner LLC, c/o EOS Investors LLC (Hampton Inn & Suites PIN 39308030204).....15-17

VI. Rezoning Requests

1. **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).....19-28

2. **PREVIOUSLY DEFERRED 2025-09-003-** Diamond Shores, agent for Master Home Builder LLC- Request to rezone an approximate 1.17 acre portion from Residential (SF 20) to Residential (SF 10) located on Martin Ln & Causey Rd in Conway (Council Member/Commissioner: Anderson/Harbridge).....29-36

3. **2025-10-001-** Karl T Gore- Request to rezone approximately 1.6 acres from Forest Agriculture (FA) to Residential (MSF 20) located on Hwy 430 & Ware Dr in Nichols (Council Member/Commissioner: Hardee/Prince).....37-43

4. **2025-10-002-** Thomas & Hutton, agent for Eastern Shores Realty Holdings, LLC- Request to rezone approximately 5.89 acres from General Residential (GR 6) to Retail with Accessory Outdoor Storage (RE 4) located on Forestbrook Rd in Myrtle Beach (Council Member/Commissioner: Masciarelli/McLaughlin).....44-50

5. **2025-10-003-** Jimmy Wilson, agent for Dana C Faircloth- Request to rezone approximately 1.64 acres from Limited Forest Agriculture (LFA) to Residential (MSF 20) located on Boydville Dr in Conway (Council Member/Commissioner: Hardee/Prince).....51-56



HORRY COUNTY PLANNING COMMISSION WORKSHOP

- 6. **2025-10-004-** Jon D McDonald- Request to rezone approximately 0.84 acres from Residential (MSF 20) to Residential (MSF 10) located on Rose Bud Ln in Myrtle Beach (Council Member/Commissioner: Masciarelli/McLaughlin).....57-63
- 7. **2025-10-005-** Earthworks, agent for Sampit River Investments LLC- Request to rezone approximately 52.39 acres from Residential (MSF 10 & SF 40) to Multi Residential (MRD 2) located on Schwartz Plant Rd & Freewoods Rd & Bay Rd in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker).....64-74
- 8. **2025-10-006-** Thomas & Hutton, agent for Saks & Company Inc- Request to rezone approximately 12.42 acres from Planned Unit Development District (PUD) to Multi Residential (MRD 3) located on Tibwin Ave in Myrtle Beach (Council Member/Commissioner: DiSabato/Edwards).....75-85
- 9. **DEFERRED 2025-10-007-** Wyatt Wise, agent for John Cameron Shelley- Request to rezone approximately 65.21 acres from Forest Agriculture (FA) to Heavy/Intense Manufacturing and Industrial (MA 3) located on Hwy 9 in Green Sea (Council Member/Commissioner: Hardee/Prince)
- 10. **2025-10-008-** Antioch Farms LLC- Request to rezone approximately 73.3 acres from Forest Agriculture (FA) to Multi Residential (MRD 1) located on Log Cabin Rd in Loris (Council Member/Commissioner: Causey/Ford).....86-96
- 11. **2025-10-009-** Earthworks, agent for Sampit River Investments LLC- Request to rezone approximately 16.81 acres from Residential (SF 20) to Planned Development District (PDD) located on Jones Rd & Pinto Ln in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker).....97-111

VII. Text Amendment:

AN ORDINANCE AMENDING ARTICLES II & XIV, OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA PERTAINING TO GROUP HOUSING.....112-119

AN ORDINANCE AMENDING ARTICLE II, OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA, PERTAINING TO PERMITTED USES IN THE LIMITED MANUFACTURING AND INDUSTRIAL (MA1) DISTRICT.....120-127

VIII. IMAGINE 2040 Comprehensive Plan Review: No Public Input

The public review and adoption process for IMAGINE 2040 Five Year Review has commenced. Horry County staff will present the full draft of IMAGINE 2040 Comprehensive Plan Review to Planning Commission at the regularly scheduled Horry County Planning Commission Meeting and Public Hearing on Thursday, November 6th at 5:30 pm. This meeting will be held in Multi-purpose Room B of the Horry County Government and Justice Center in Conway. After review and approval by the Planning Commission, the Plan will also be reviewed and considered for adoption after three readings by Horry County Council.....128-131

IX. Adjourn