



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING

REVISED AGENDA

December 4, 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. Approval of Minutes

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| Planning Commission Workshop – October 30, 2025..... | 8-12 |
| Planning Commission Meeting – November 6, 2025..... | 13-19 |

V. Street Names – No Public Hearing Required

VI. Vested Rights – No Public Hearing Required

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| 1. Robert S. Guyton, agent for Founders IWGC, LLC (Middlebrooke Phase 1A & 3A PIN 462-00-00-1025)..... | 20-22 |
| 2. Robert S. Guyton, agent for Founders IWGC, LLC (Middlebrooke Phase 1B, 3B, & 4 PIN 462-00-00-1026)..... | 23-25 |
| 3. Robert S. Guyton, agent for Founders IWGC, LLC (Middlebrooke Phase 2, 5A, & 5B PIN 462-00-00-0340)..... | 26-28 |
| 4. Cypress Creek LLC (Heritage Landscape Supply PIN 216-00-00-0007 & 216-11-01-0001)..... | 29-31 |

VII. Rezoning Requests

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| 1. DEFERRED 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) [Deferred to Feb 5, 2026 Planning Commission Meeting] | |
| 2. DEFERRED 2025-10-007- Fleetwood Hassell, agent for John Cameron Shelley- Request to rezone approximately 62.87 acres from Forest Agriculture (FA) to General Manufacturing and Industrial (MA 2) & Heavy/Intense Manufacturing and Industrial (MA 3) located on Hwy 9 in Green Sea (Council Member/Commissioner: Hardee/Prince) [Deferred to Jun 4, 2026 Planning Commission Meeting] | |
| 3. DEFERRED 2025-10-010- Diamond Shores, agent for Terraview Homes LLC- Request to rezone an approximate 23.38 acre portion from Forest Agriculture (FA) & Destination Park (DP) to Destination Park (DP) located on Hewitt Rd in Loris (Council Member/Commissioner: Causey/Ford) | |
| 4. 2025-11-001- Islas Arely Guadalupe Blanco Etal- Request to rezone approximately .95 acres from Residential (SF 40) to Residential (MSF 40) located on Tillmond Dr in Conway (Council Member/Commissioner: Allen/Brown)..... | 40-45 |



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5. **2025-11-002-** Cecil Mims, agent for Katie J Leviner- Request to rezone approximately 1 acre from Forest Agriculture (FA) to Commercial Agriculture (AG 2) located on Tram Rd in Loris (Council Member/Commissioner: Hardee/Prince).....46-51
6. **2025-11-003-** Kingston Engineering, agent for Palmetto State Land Holdings LLC- Request to rezone approximately 20 acres from Limited Industrial (LI) & Residential (SF 20) to Limited Manufacturing and Industrial (MA 1) located on Hwy 501 W & Roleighn Rd in Conway (Council Member/Commissioner: Allen/Brown).....52-58
7. **2025-11-004-** Trailer Shark LLC- Request to rezone approximately 4.82 acres from Forest Agriculture (FA) to Residential (MSF 6) located on Childs Rd in Galivants Ferry (Council Member/Commissioner: Allen/Brown).....59-65
8. **2025-11-005-** Earthworks, agent for Erica Nelson Etal- Request to rezone approximately 0.5 acres from Residential (MSF 20) to Residential (SF 6) located on Rosebud Ln & Sun Light Dr in Myrtle Beach (Council Member/Commissioner: Masciarelli/McLaughlin).....66-72
9. **2025-11-006-** Lazaro Hardee Jr, agent for S&H Investment Group LLC- Request to rezone approximately 1.84 acres from Commercial Forest Agriculture (CFA) to Agricultural Community Services (AG 3) located on Hwy 701 N in Conway (Council Member/Commissioner: Anderson/Harbridge).....73-78
10. **2025-11-007-** Maria Veronica Islas Rojano- Request to rezone approximately 0.96 acres from Residential (SF 40) to Residential (MSF 40) located on Tillmond Dr in Conway (Council Member/Commissioner: Allen/Brown).....79-84
11. **2025-11-008-** Earthworks, agent for HTC Investments LLC- Request to rezone approximately 1.65 acres from Commercial Forest Agriculture (CFA) to Retail with Accessory Outdoor Storage (RE 4) located on Hwy 707 & Fern Moss Rd in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker).....85-91
12. **DEFERRED 2025-11-009-** Diamond Shores, agent for The Hon Group LLC- Request to rezone an approximate 2.98 acre portion from Highway Commercial (HC) to Multi Residential (MRD 3) located on Hwy 17 S & Woodland Dr in Murrells Inlet (Council Member/Commissioner: Servant/Martin)
13. **2025-11-010-** B&M Properties of the Carolinas LLC- Request to rezone an approximate 102.51 acre portion from Forest Agriculture (FA) & Multi Residential (MRD 1) to Multi Residential (MRD 1) located on Camp Swamp Rd & Old Buck Creek Rd in Longs (Council Member/Commissioner: Causey/Ford).....92-103
14. **DEFERRED 2025-11-011-** Diamond Shores, agent for Heritage Lake of Myrtle Beach, LLC- Request to amend an existing Planned Development District (PDD) located on Watson Heritage Rd in Loris (Council Member/Commissioner: Hardee/Prince)
Design Modification: Design Standards (Required Access to Land Developments)



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- 15. **DEFERRED PC-2025-19*** A resolution to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan for PIN 22108020009 from Suburban and Scenic & Conservation to Rural Communities and Scenic & Conservation. (Associated with rezoning 2025-11-012)
DEFERRED 2025-11-012- DHI Engineering, agent for Agnes McQueen Lee (est of)- Request to rezone approximately 28.57 acres from Forest Agriculture (FA) to Multi Residential (MRD 1) located on Lee Ln in Longs (Council Member/Commissioner: Causey/Ford)

VIII. Text Amendment:

AN ORDINANCE AMENDING ARTICLES II & III, OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA PERTAINING TO PLANNED DEVELOPMENT DISTRICTS (PDD).....104-107

IX. Adjourn