



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING

AGENDA

January 8, 2026 – 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**
 - Planning Commission Meeting – December 4, 2025.....7-12
- V. Street Names – No Public Hearing Required.....13**
- VI. Vested Rights – No Public Hearing Required**
 - 1. Extension of Vested Rights: PIN 458-00-00-0011 (Optima Tower/Deerfield 8745 Highway 17 Bypass).....14-18
- VII. Rezoning Requests**
 - 1. **PC-2026-01*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 31516020001 from Rural Communities to Suburban. (Associated with rezoning 2025-12-001)
2025-12-001- Destiney S Livingston (LE)- Request to rezone approximately 0.5 acres from Commercial Forest Agriculture (CFA) to Residential (MSF 10) located on Carries Lane Rd in Longs (Council Member/Commissioner: Causey/Ford).....20-30
 - 2. **PREVIOUSLY 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).....31-41
 - 3. **PREVIOUSLY DEFERRED 2025-11-009-** Diamond Shores, agent for The Hon Group LLC- Request to rezone an approximate 2.93 acre portion from Highway Commercial (HC) to Multi Residential (MRD 3) located on Hwy 17 Business S & Woodland Dr in Murrells Inlet (Council Member/Commissioner: Servant/Martin).....42-52
 - 4. **2025-12-002-** W C Bellamy Express LLC- Request to rezone approximately 0.92 acres from Forest Agriculture (FA) to Residential (MSF 20) located on Green Sea Rd in Loris (Council Member/Commissioner: Hardee/Prince).....53-58
 - 5. **2025-12-003-** Jonathan Cochrane, agent for Living Water Church at Market Common Inc- Request to rezone approximately 15 acres from General Residential (GR) & Office/Professional/Institutional (OPI) to Convenience & Auto-related Services (RE 3) located on Hwy 17 Bypass S in Myrtle Beach (Council Member/Commissioner: Loftus/Harris).....59-64



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- 6. **2025-12-004-** ROWE PSC, agent for NJG LLC- Request to rezone approximately 46.55 acres from Forest Agriculture (FA) to Agricultural Community Services (AG 3) located on Hwy 9 in Nichols (Council Member/Commissioner: Hardee/Prince).....65-70
- 7. **2025-12-006-** Diamond Shores, agent for Rolling Green Estates LLC- Request to rezone approximately 1.64 acres from Planned Development District (PDD) to Retail with Accessory Outdoor Storage (RE 4) located on Hwy 501 E in Aynor (Council Member/Commissioner: Allen/Brown).....71-76
- 8. **2025-12-007-** Diamond Shores, agent for Rolling Green Estates LLC- Request to rezone approximately 4.72 acres from Commercial Forest Agriculture (CFA) & Highway Commercial (HC) to Retail with Accessory Outdoor Storage (RE 4) located on Hwy 501 E in Aynor (Council Member/Commissioner: Allen/Brown).....77-82

VIII. Text Amendment:

AN ORDINANCE AMENDING ARTICLE VIII, SECTION 809 OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA PERTAINING TO THE HIGHWAY 17 BUSINESS SOUTH OVERLAY ZONE.....83-90

IX. Adjourn