



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP

AGENDA

April 30, 2026 – 3:00 p.m.

I. Call to Order – 3:00 p.m.

II. Approval of Minutes

Planning Commission Workshop – March 26, 2026

Planning Commission Meeting – April 2, 2026

III. New Business

1. The Horry County Planning Commission will hold a Public Hearing for the Capital Improvements Plan for consistency with the Imagine 2040 Comprehensive Plan

IV. Street Names – No Public Hearing Required

V. Vested Rights – No Public Hearing Required

1. DEK Capital LLC (Creative Beginnings Myrtle Ridge Drive PIN 400-10-02-0007)

VI. Rezoning Requests

1. **PC-2026-07*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 26705020019 from Rural Communities to Suburban. (Associated with rezoning 2026-04-007)
2026-04-007- Contessa Bellamy, agent for Santenia & Kendricka Melinda Bellamy- Request to rezone approximately .37 acres from Residential (MSF 10) to Residential (MSF 7) located on Radius Rd in Longs (Council Member/Commissioner: Causey/Ford)
2. **PREVIOUSLY DEFERRED 2026-03-010-** Earthworks, agent for Colby Johnson Investments LLC- Request to rezone approximately 5.34 acres from Highway Commercial (HC) & Residential (SF 40) to Convenience & Auto-related Services (RE 3) located on Hwy 707 in Murrells Inlet (Council Member/Commissioner: Servant/Martin)
3. **2026-04-001-** Jack H Murray- Request to rezone an approximate 1.99 acre portion from Residential (SF 40) to Residential (SF 20) located on Julious Ln in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker)
4. **2026-04-002-** Earthworks, agent for Calvary Chapel Myrtle Beach- Request to rezone approximately 16.89 acres from Residential (SF 40) & Planned Development District (PDD) & Limited Industrial (LI) to Retail with Accessory Outdoor Storage (RE 4) located on Ronald McNair Blvd & Piling Rd in Myrtle Beach (Council Member/Commissioner: DiSabato/Edwards)
5. **2026-04-003-** Judson Scott Kuhn Etal- Request to rezone approximately 28.91 acres from Residential (SF 8.5) to Agriculture (AG 1) located on Hwy 701 S in Conway (Council Member/Commissioner: Anderson/Harbridge)



HORRY COUNTY PLANNING COMMISSION WORKSHOP

6. **DEFERRED 2026-04-004-** Kingston Engineering, agent for Star Bluff Properties LLC- Request to rezone an approximate 49.5 acre portion from Commercial Forest Agriculture (CFA) to Multi Residential (MRD 1) located on Star Bluff Rd in Longs (Council Member/Commissioner: Causey/Ford)
7. **2026-04-005-** Jimmy McDowell, agent for Maresh Holdings LLC C/O Freda Felecia Maresh- Request to rezone approximately .67 acres from Neighborhood Commercial (NC) to Commercial Agriculture (AG 2) located on Hwy 905 in Conway (Council Member/Commissioner: Hardee/Prince)
8. **2026-04-006-** Michael Goodrich Etal & Donza Mattison Etal- Request to rezone an approximate 1.54 acre portion from Residential (SF 40) & Forest Agriculture (FA) to Residential (SF 20) located on Hampton Rd in Conway (Council Member/Commissioner: Allen/Brown)
9. **2026-04-008-** Andrew Welch, agent for Providentia LLC- Request to rezone an approximate 5 acre portion from Limited Forest Agriculture (LFA) to Commercial Agriculture (AG 2) located on Gause Rd in Loris (Council Member/Commissioner: Hardee/Prince)
10. **2026-04-009-** Diamond Shores, agent for Jarrett Long Vereen- Request to rezone approximately 5.85 acres from Neighborhood Commercial (NC) & Residential (SF 10) to Retail with Accessory Outdoor Storage (RE 4) located on Hwy 90 in Conway (Council Member/Commissioner: Hardee/Prince)
11. **2026-04-010-** Robert S. Guyton, agent for Coastal Real Estate of SC LLC- Request to rezone approximately 2.59 acres from Highway Commercial (HC) & Commercial Forest Agriculture (CFA) & Neighborhood Commercial (NC) to Retail with Accessory Outdoor Storage (RE 4) located on Hwy 9 W & N Hwy 905 in Longs (Council Member/Commissioner: Causey/Ford)
12. **2026-04-011-** Earthworks, agent for Sampit River Investments LLC- Request to rezone an approximate 51.64 acre portion from Residential (MSF 10 & SF 40) to Multi Residential (MRD 2) located on Bay Rd & Freewoods Rd & Schwartz Plant Rd in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker)
13. **2026-04-012-** Ortiz Jarquin, agent for E J Ortiz Electric LLC- Request to rezone approximately 1.22 acres from Limited Forest Agriculture (LFA) to Residential (MSF 20) located on Hwy 1124 in Conway (Council Member/Commissioner: Hardee/Prince)

VII. Text Amendments: Public Hearing Required

DEFERRED AN ORDINANCE AMENDING THE INDEX MAP OF THE OFFICIAL MAP ORDINANCE FOR HORRY COUNTY ADDING THE RIGHT-OF-WAY FOR THE CAROLINA BAYS PARKWAY FROM HIGHWAY 707 TO HIGHWAY 17 BYPASS AND ASSOCIATED INTERCHANGE TO THE HORRY COUNTY OFFICIAL INDEX MAP.

ORDINANCE 30-2026: AN ORDINANCE PURSUANT TO THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT CODE OF LAWS OF SOUTH CAROLINA, 1976 AS AMENDED, TITLE 6, ARTICLE 9, CHAPTER 1, HORRY COUNTY, SOUTH CAROLINA, IS AUTHORIZED TO IMPOSE REASONABLE DEVELOPMENT IMPACT FEES FOR SYSTEMS NECESSITATED BY NEW DEVELOPMENT



HORRY COUNTY PLANNING COMMISSION WORKSHOP

AN ORDINANCE AMENDING ARTICLES II, XI & XIV OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA, PERTAINING TO COUNSELING FACILITIES THAT DISTRIBUTE PERSCRIPTION MEDICATION ONSITE AND PSYCHIATRIC HOSPITALS.

AN ORDINANCE AMENDING ARTICLES II & IX OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA, PERTAINING TO PASSANGER AND PRODUCT TRANSPORTATION DISTRICT (PA1).

AN ORDINANCE AMENDING ARTICLES II, IV, IX & XIV OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA, PERTAINING TO COMMERCIAL CENTERS (SALES, RENTAL, OR LEASE – VEHICLES & EQUIPMENT)

AN ORDINANCE AMENDING ARTICLE III OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA, PERTAINING TO ZONING MAP AMENDMENTS.

VIII. Adjourn