

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY) **Horry County Planning Commission
Planning Commission Meeting
Thursday, April 2, 2026**

The Horry County Planning Commission met on Thursday, April 2, 2026 at 5:30 p.m. in Multi-purpose Room B of the Government & Justice Center located at 1301 Second Avenue in Conway, SC. The following commission members were present: Rob Edwards, Kirk Truslow, Kira Harbridge, O'Bryan Martin, Derek Harris, Hunter Platt, Paul Stecker, Bunky Ford, Matt McLaughlin, and Jeremy Prince. Staff present included Andy Markunas, Brandon Wagner, Brandon Gray, Grayson Strickland, Sanford Graves, and Nicole Romano. Commissioners not present: Charles Brown.

In accordance with the SCFOIA, notices of the meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time, and place of the meeting.

Call to Order – Hunter Platt called the meeting to order at approximately 5:30 p.m. There was a quorum present. Jeremy Prince led the invocation and the Pledge of Allegiance.

Public Input – There was no public input.

Street Names – There were no street names for approval.

Rezoning Requests

PC-2026-05* A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 43701020004 from Scenic & Conservation to Rural Communities. (Associated with rezoning 2026-03-004)

2026-03-004- James White- Request to rezone approximately .71 acres from Residential (SF 20) to Commercial Agriculture (AG 2) located on Hwy 701 South & Horseshoe Circle in Conway (Council Member/Commissioner: Anderson/Harbridge)

Grayson Strickland gave an overview and explained the applicant was requesting to rezone approximately 0.71 acres from SF 20 to AG 2 for Outdoor Boat & RV Storage located on Highway 701 South & Horseshoe Circle in Conway. The parcel was surrounded by SF 20 and CFA zoning. The property was located within the 500-year flood zone. A commercial site plan review was required before any permits were acquired. The future land use map designation was Scenic & Conservation. The applicant requested a future land use map amendment to Rural Communities. James White was present to address any questions or concerns. Joseph Starkey spoke in opposition of the request. His concerns were traffic, commercial in a residential area, and abandoned personal property in storage may cause crime. Mr. White gave a rebuttal stating he wanted to make the business nice and neat for the area. Paul Stecker made a motion to approve the future land use map amendment and O'Bryan Martin seconded. The motion to approve carried unanimously. Staff recommendation was approval. Paul Stecker made a motion to approve the request and O'Bryan Martin seconded. The motion to approve carried unanimously.

2026-03-002- Brittie Cartrette Johnson- Request to rezone approximately 1.12 acres from Limited Forest Agriculture (LFA) to Residential (SF 20) located on Dupont Road & Alfred Road in Aynor (Council Member/Commissioner: Hardee/Prince)

Grayson Strickland gave an overview and explained the applicant was requesting to rezone approximately 1.12 acres from LFA to SF 20 for an accessory dwelling unit located at Dupont Road & Alfred Road in Aynor. The property contained a single family home. Zoning in the area was FA and MSF 20. The parcel was zoned LFA in 2001 by property owner request on their zoning card. The future land use designation

was Rural. Brittie Johnson was present to address any questions and concerns. Ms. Johnson stated she owned the property prior, sold it and then repurchased in October 2025. Ms. Johnson stated she wanted to rezone the property to put an addition on the existing house or add a small house to the property. There was no public input. Staff recommendation was approval. Jeremy Prince made a motion to approve the request and Derek Harris seconded. The motion to approve carried unanimously.

2026-03-003- Susie Talbot, agent for Mickey D Tyler- Request to rezone approximately 2.08 acres from Residential (SF 40) to Residential (MSF 40) located on J M Lane in Loris (Council Member/Commissioner: Hardee/Prince)

Grayson Strickland gave an overview and explained the applicant was requesting to rezone approximately 2.08 acres from SF 40 to MSF 40 for a manufactured home on J M Lane in Loris. The property contained a manufactured home. The property was rezoned to SF 40 in 2001 by homeowner request on their zoning card. The owner wanted to permit an accessory dwelling unit. The parcel was surrounded by SF 40, MSF 10, MSF 20, and FA zoning. The future land use designation was Rural. Susie Talbot was present to address any questions and concerns. Ms. Talbot stated the land had been in her husband's family for over 100 years. Ms. Talbot stated she wanted to change to MSF 40 for her sister to place a mobile home on the property. There was no public comment. Staff recommendation was approval. Jeremy Prince made a motion to approve the request and Kirk Truslow seconded. The motion to approve carried unanimously.

2026-03-005- Cody Michael Sams- Request to rezone approximately .94 acres from Forest Agriculture (FA) to Retail with Accessory Outdoor Storage (RE 4) located on Cox Lane in Longs (Council Member/Commissioner: Causey/Ford)

Grayson Strickland gave an overview and explained the applicant was requesting to rezone approximately 0.94 acres from FA to RE 4 for an auto repair business located on Cox Lane in Longs. The parcel was surrounded by FA, SF 10, CFA, and SF 6 zoning. The future land use designation was Neighborhood Activity Center. Cody Sams and Richard Sams were present to address any questions and concerns. Mr. Sams stated that he wanted to have a building for personal use for his projects and to work on friends' vehicles. Mr. Sams had approximately 10 trucks that he worked on, and he stated he was planning for his future to work on vehicles at his shop. Mr. Sams lived next door to the parcel and noted there were other businesses in the area. Kelly Mezzapelle, Kathy Bezeredy, and Wynonia Chinetti spoke in opposition of the request. Their concerns were light pollution, road condition, residential area on a dead end road, diesel truck repair uses and commercial in residential area. Caitlyn Sams, Timmy Mitchell, and William Frommelt spoke in favor of the request. There were 11 people in favor and 10 people opposed to the request. Mr. Sams gave a rebuttal and noted that he didn't work on large trucks. He worked on light and medium trucks and cars, and occasionally, he worked on RVs. Mr. Sams noted that he could go to AG 2 but had to research more on the zoning and would prefer RE 4. O'Bryan Martin asked Mr. Sams how he operated his business, and Mr. Sams stated mostly word of mouth, he did not advertise or have signage. He added it was mainly his hobby to work on vehicles, and he wanted to do it the correct way. Bunky Ford stated he would support AG 2 for rezoning. Grayson Strickland listed the uses allowed in RE 4 that were not allowed in AG 2 and noted that both AG 2 and RE 4 supported vehicle repair and outdoor storage. Paul Stecker asked what would happen if the rezoning is voted down by Planning Commission. Ms. Strickland stated the rezoning request would still go before County Council. It would go before them with a negative recommendation. Mr. Sams changed the rezoning request to AG 2. Staff recommendation was approval. Bunky Ford made a motion to approve the request and O'Bryan Martin seconded. The motion to approve carried unanimously.

2026-03-006- Earthworks, agent for Erica Nelson Etal- Request to rezone approximately .5 acres from Residential (MSF 20) to Residential (MSF 10) located on Rose Bud Lane & Sun Light Drive in Myrtle Beach (Council Member/Commissioner: Masciarelli/McLaughlin)

Grayson Strickland gave an overview and explained the applicant was requesting to rezone approximately 0.5 acres from MSF 20 to MSF 10 to subdivide located on Rose Bud Lane & Sun Light Drive in Myrtle Beach. The property was surrounded by MSF 20 and MSF 10 zoning with the exception of the Amberfield PUD located across Sun Light Drive. A previous rezoning request to rezone from MSF 20 to SF 6 for two duplexes was submitted in November 2025 and denied by County Council (2025-11-005). The future land use designation was Suburban. Dan Park was present to address any questions and concerns. Mr. Park noted the property owner requested to rezone previously and the request was denied at the second reading by Council. They met with their Councilman, and he suggested the applicant request to rezone for single family. There was no public input. Staff recommendation was approval. Matt McLaughlin made a motion to approve the request and Kirk Truslow seconded. The motion to approve carried unanimously.

2026-03-007- TB Powell Capital Management LLC- Request to rezone approximately 6.2 acres from Limited Forest Agriculture (LFA) to Passenger & Product Transportation (PA 1) located on Hwy 905 in Conway (Council Member/Commissioner: Hardee/Prince)

Grayson Strickland gave an overview and explained the applicant was requesting to rezone approximately 6.2 acres from LFA to PA 1 for heavy equipment operation and storage located on Highway 905 in Conway. The property was surrounded by LFA, FA, and CFA zoning. This rezoning request was the result of a complaint submitted to the Planning and Zoning Department. The property had a BWOP violation and zoning violation. TB Powell Crane & Rigging was operating on the property without the proper zoning approval, building permits, and business license. The future land use designation was Rural Communities. Bryan Powell was present to address any questions and concerns. Mr. Powell wanted to have a house and business on the parcel but was not allowed with the number of service vehicles on site. Mr. Powell was rezoning to allow a business with service vehicles, and PA1 was recommended. Mr. Powell was working with engineers to help fix things up. There was no public input. Staff recommendation was disapproval due to the industrial zoning in residential. Jeremy Prince made a motion to approve the request and Kirk Truslow seconded. The motion to approve failed unanimously.

2026-03-008- Polly H. Brown, agent for Pamela D Bellamy Etal- Request to rezone approximately 2.04 acres from Residential (MSF 40) to Residential (MSF 20) located on James Bay Road in Loris (Council Member/Commissioner: Causey/Ford)

Grayson Strickland gave an overview and explained the applicant was requesting to rezone approximately 2.04 acres from MSF 40 to MSF 20 to subdivide for three lots on James Bay Road in Loris. The parcel was surrounded by MSF 40 and AG 2 zoning. The property was located just outside of the Mt. Vernon Area Plan. The future land use designation was Rural. Polly Brown was present to address any questions and concerns. The applicant was speaking on behalf of her sister who wanted to divide the property for homes for each daughter. There was no public comment. Staff recommendation was approval. Bunky Ford made a motion to approve the request and Paul Stecker seconded. The motion to approve carried unanimously.

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 Retail with Accessory Outdoor Storage (RE 4) located on Hwy 707 in Murrells Inlet (Council Member/Commissioner: Servant/Martin)

Grayson Strickland gave an overview and explained the applicant was requesting to rezone approximately 5.34 acres from HC & SF 40 to RE 4 for an office and outdoor display for pools located on Highway 707 in Murrells Inlet. The parcel was surrounded by HC, SF 40, and RE 3. The parcel was located within the Highway 707 overlay. The Greater Burgess Community Association was made aware of the rezoning request. The future land use designation was Suburban. Dan Park was present to address any questions and concerns. Mr. Park noted the pool company requesting the rezoning had been in the area for many years at another location close by. They purchased this property to be able to build a new office and

expand into the area. The owner started cleaning up the site to remove trash and concrete from the site. Dewy Smalls spoke in opposition of the request. Mr. Smalls stated there were ownership issues with the property. Bob Zigler spoke on behalf of the Greater Burgess Community Association. Mr. Zigler stated there was concern about the RE 4 zoning and future uses that could potentially be on the property if ownership changed. O'Bryan Martin asked Mr. Zigler if he was opposed to the zoning request. Mr. Zigler stated they were not opposed to the rezoning request for the pool company, but they were opposed to what could go on the site if the pool company was no longer there. Ms. Strickland asked Mr. Zigler if he represented the Greater Burgess Community Association because a letter of disapproval was received from the association. Ms. Strickland added that imposing stipulations as part of a rezoning was contract zoning and was not allowed. Mr. Zigler stated they recommended disapproval. Lana Crouse spoke in opposition of the request due to traffic concerns. There were five people opposed to the request and one person in favor. Mr. Park gave a rebuttal and noted he spoke with the Burgess Community, and they were opposed to the zoning but not the project. Mr. Park stated the business would not increase traffic compared to other businesses along the corridor. Mr. Park spoke about the legal matter of property ownership and stated that was resolved by a judge. Doug Carr spoke in opposition of the request. Mr. Carr stated that his heirs owned property that backs up to the property and was concerned about the chemicals on the site. Mr. Zigler stated that if they were 100% sure the pool company would be on property they would be in support, if not, they did not support the rezoning. Mr. Smalls stated he was the executor of the property. O'Bryan Martin recommended to defer this rezoning. Mr. Park asked to defer the request.

2026-03-011- Heidi Locke, agent for DSA LLC- Request to rezone approximately 1.5 acres from Commercial Forest Agriculture (CFA) to Commercial Agriculture (AG 2) located on Hwy 57 in Little River (Council Member/Commissioner: Dukes/Platt)

Grayson Strickland gave an overview and explained the applicant was requesting to rezone approximately 1.5 acres from CFA to AG 2 for used auto sales located on Highway 57 in Little River. The parcel was surrounded by CFA zoning. The parcel contained a pre-existing metal building that required a change of use. A commercial site plan review was required before any permits were acquired. The 1.5 acre parcel was subdivided from a larger parcel that had applied to rezone in the past. The previous request was to rezone from CFA to MA 2 for a towing business (2024-05-007). It was denied by County Council. This property fell within the Hwy 57 Resolution. The future land use designation was Rural. Heidi Locke was present to address any questions and concerns. Ms. Locke stated the lot had been cleaned and maintained. Ms. Locke stated they have leased the property for over a year. Ms. Locke planned to reface the building, pave the lot, and put up fencing along the rear of the property. There was no public input. Staff recommendation was disapproval due to the Highway 57 Resolution Area. Derek Harris made a motion to approve the request and Rob Edwards seconded. The motion to approve failed unanimously.

2026-03-012- Jerry Stalvey, Request to rezone approximately 1 acres from Commercial Forest Agriculture (CFA) to Limited Manufacturing and Industrial (MA 1) located on Hwy 378 in Conway (Council Member/Commissioner: Dukes/Platt)

Grayson Strickland gave an overview and explained the applicant was requesting to rezone approximately 1 acre from CFA to MA 1 for motor freight transportation & warehousing located on Highway 378 in Conway. MA 1 zoning only allowed licensed vehicles. The property was adjacent to CFA zoning and the City of Conway. The City of Conway would annex the property if water services were requested. The property contained tractor trailers (cabs only) and Connex boxes. A commercial site plan review and a business license were required. The future land use designation was Suburban. This rezoning request was the result of a complaint submitted to the Planning and Zoning department. Linda and Mark Sabol spoke in opposition of the request. Their concerns were the amount and type of vehicles stored on the property, people going in and out of the property all day and night, and they stated they wanted a wall built so they could not see the property if the rezoning passed. A petition with 17 signatures opposing the rezoning was submitted to Planning Commission. The applicant was not present. Staff recommendation was

disapproval due to the industrial zoning adjacent to residential. Kira Harbridge made a motion to approve the request and Kirk Truslow seconded. The motion to approve failed unanimously.

DEFERRED 2026-03-013- Bolton & Menk, agent for RCEE Corporation, J&I Squires Farm LLC & Osprey Marina LLC- Request to rezone an approximate 94.84 acre portion from Resort Commercial (RC) & Commercial Forest Agriculture (CFA) to Destination Park (DP) located on Osprey Rd & Enterprise Rd in Myrtle Beach (Council Member/Commissioner: Crawford/Stecker)

DEFERRED 2026-03-014- Robert S. Guyton, agent for William A Palmer Etal & Canal Land & Timer LLC- Request to rezone approximately 48.77 acres from Residential (MSF 10) & Commercial Forest Agriculture (CFA) to Retail with Accessory Outdoor Storage (RE 4) located on Sandridge Rd & Fire Tower Rd off Robert Edge Pkwy in Little River (Council Member/Commissioner: Causey/Ford)

Development Agreement: Public Hearing Required

DEFERRED An Ordinance to approve a Development Agreement for the Pine Ridge Residential Tract. A public hearing will be held at the Planning Commission Meeting on April 2, 2026, at 5:30 p.m. 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 March 26, 2026 at 3:00 p.m.

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.

With no further business, Paul Stecker made a motion to adjourn and O'Bryan Martin seconded. The motion carried unanimously, and the meeting adjourned at approximately 6:34 p.m.