

STATE OF SOUTH CAROLINA)
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COUNTY OF HORRY)

Horry County Planning Commission
Planning Commission Workshop
Thursday, March 26, 2026

The Horry County Planning Commission met on Thursday, March 26, at 3:00 PM. The following commissioners were present Rob Edwards, Kirk Truslow, Kira Harbridge, O'Bryan Martin, Derek Harris, Hunter Platt, Paul Stecker, Bunky Ford, and Matt McLaughlin. Staff present included Stevie Brown, Andy Markunas, Grayson Strickland, Brandon Gray, Sanford Graves, and Nicole Romano. Commissioners not present: Charles Brown and Jeremy Price.

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 –Chairman Hunter Platt called the meeting to order at approximately 3:01 PM. There was a valid quorum present.

Approval of Minutes

Planning Commission Workshop – February 26, 2026
Planning Commission Meeting – March 5, 2026

With no corrections or additions to the minutes, O'Bryan Martin made a motion to approve as presented and Paul Stecker seconded. The motion to approve carried unanimously.

Street Names

Conway Postal District (29526)
Dunns Ferry
Redbreast Drive

Handfield Place, Ph 3C
Schwab Court

Maplewood Trails
Bayberry Street
Cypress Ridge Street
Hickory Meadow Drive
Silverleaf Drive

Myrtle Beach Postal District (29579)
The Landing at River Oaks, Ph 3
Riverfox Court

Myrtle Beach Postal District (29588)
Crescent Cove, Ph 3B
Tidal Retreat Way
Tidal Retreat Way

Grayson Strickland gave an overview. Paul Stecker made a motion to approve as presented and Kira Harbridge seconded. The motion to approve carried unanimously.

Vested Rights – No Public Hearing Required

John H. Richards, agent for Old Vereen Farms LLC (Starbuck Lake Storage PIN 463-00-00-0011)

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Brandon Gray gave an overview and explained the applicant was requesting an extension for vesting from the expiration date of May 24, 2026 to May 24, 2027. The parcel consisted of (1) office building, (1) 7 unit mini storage warehouse and outdoor storage area. This property was located off Starbuck Lake Road in Murrells Inlet. Derek Harris made a motion to approve the request and O'Bryan Martin seconded. The motion to approve carried unanimously.

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 was not present to address any questions and concerns.

WITHDRAWN PC-2026-04* A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 42712010068 from Scenic & Conservation to Suburban. (Associated with rezoning 2026-03-009)

WITHDRAWN 2026-03-009- Racetrack Industrial Park LLC- Request to rezone approximately .64 acres from Residential (SF 10) to Residential (MSF 10) located on Gordon Dr in Myrtle Beach (Council Member/Commissioner: Masciarelli/McLaughlin)

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 on 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.

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 located 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 noted they didn't realize a mobile home could not be permitted since the property had always had a mobile home located on the property. Ms. Talbot added they wanted to put a second mobile home on the back part of the property.

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)

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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. A commercial site plan review was required before any permits were acquired. The future land use designation was Neighborhood Activity Center. Cody Sams was present to address any questions and concerns. Mr. Sams asked if negative public input would cause an issue for the rezoning request. Hunter Platt asked if staff had received calls regarding the rezoning. Ms. Strickland answered yes. Ms. Strickland stated other commercial properties were located near the rezoning. Bunky Ford asked if the house next door was the applicants. Mr. Sams answered yes. O'Bryan Martin asked if the applicant bought the property next to the home to put the business on and the answer was yes.

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 the property located on Rose Bud Lane & Sun Light Drive. The property was surrounded by MSF 20 & MSF 10 zoning, with the exception of the Amberfield PUD located across Sun Light Drive. A previous 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.

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 a house and business on the parcel but was not allowed with the number of trucks on site. He stated other businesses were located along 905. Mr. Powell noted he met with planning and zoning to discuss rezoning to PA 1. O'Bryan Martin asked if the intention was to have residential and business located on the parcel? Mr. Powell stated that it would be used strictly for business. Mr. Powell noted he wanted to get through the rezoning process and keep moving forward. He wanted to put landscaping in place before the rezoning to keep showing progress towards the rezoning.

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, located 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 had cancer and wanted to divide the property for homes for each of her daughters.

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 storage, located on Highway 707 in Murrells Inlet. The parcel was surrounded by HC, SF 40, and RE 3. A commercial site plan review was required before any permits were acquired. The parcel was located within the Hwy 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 was currently located near the property to be rezoned. They wanted to relocate to the property and were cleaning up the site to remove the trash that had been left on the site. The owners installed a privacy fence to keep people from dumping on site. The Greater Burgess Community Association did a site visit and noted they were hesitant about some uses allowed in RE 4. Paul Stecker asked if a plan could be locked in for this rezoning. Mr. Park answered there was not currently a way to lock in a commercial site plan for the rezoning.

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.

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

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 are requested. The rezoning request was the result of a complaint submitted to the Planning and Zoning department. 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. Jerry Stalvey was present to address any questions and concerns. Mr. Stalvey stated he wanted to park only licensed and registered tractors and trailers on the property. He stated no storage boxes would be on site.

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

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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, O'Bryan Martin made a motion to adjourn and Kirk Truslow seconded. The motion carried unanimously, and the meeting adjourned at approximately 3:24 PM.