

STATE OF SOUTH CAROLINA)
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COUNTY OF HORRY)

Horry County Planning Commission
Planning Commission Meeting
Thursday, June 4, 2026

The Horry County Planning Commission met on Thursday, June 4, at 5:00 PM. The following commissioners were present Rob Edwards, Kirk Truslow, Kira Harbridge, Derek Harris, Hunter Platt, Paul Stecker, Charles Brown, Bunky Ford, Matt McLaughlin, and Jeremy Prince. Staff present included Andy Markunas, Grayson Strickland, Brandon Gray, Sanford Graves, Brandon Wagner, Rajiv Myana, Cindy Chambers, Desiree Jackson, Julien Ricou, and Nicole Romano. Commissioners not present: O'Bryan Martin.

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 5:30 PM. There was a valid quorum present.

Rezoning Requests

PREVIOUSLY DEFERRED 2026-03-013- Bolton & Menk, agent for RCEE Corporation, J&I Squires Farm LLC & Osprey Marina LLC- Request to rezone an approximate 94.57-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)
Design Modification: Access Management Requirements (required number of external access points)

Grayson Strickland gave an overview and explained the applicant was requesting to rezone an approximate 94.57 acre portion from RC & CFA to DP for 448 camp sites with a gross density of 4.74 du/ac and a net density of 5.72 du/ac located on Osprey Rd & Enterprise Rd in Myrtle Beach. The plan proposed a 20' minimum type A buffer between the destination park and residential, a 5' minimum type B buffer along the commercial property, a 10' minimum type C buffer along Osprey Rd, open space around the wetlands, and one wetland impact. The future land use designation was Scenic & Conservation and Rural Communities. The applicant requested a design modification that allowed gated emergency access in lieu of a required second access. The applicant withdrew the development agreement accompanying the rezoning request. Mike Wooten was present to address any questions and concerns. Mr. Wooten stated he felt the need to explain the withdrawal of the development agreement. He stated they originally wanted to come in with a PDD. The PDD ordinance changed and required site plan changes to be made which became costly to his clients. They decided to rezone to a Destination Park instead. He noted the zoning ordinances can change within a year of development which would affect development requirements and why a development agreement was submitted to help lock in those regulations. He stated the County was used to getting something in return with a Development Agreement. Mr. Wooten added that a settlement with the next door neighbor had been reached, a traffic study was completed, and they would work with Stormwater on a plan. Randy Lee spoke in opposition of the request. Mr. Lee stated he had lived on Enterprise Road for twenty years and the property sat on two of his property lines. Mr. Lee stated his property would be overshadowed by 27 campsites with 14' tall campers along these property lines every single day, and each were only twenty feet from the property line. Mr. Lee noted that code did not require a fence on the property line, and he was concerned about security of his family and property. He had conversations with the engineering firm and the developers and had come to a verbal agreement to install an 8' black chain link fence with natural vegetation for a secure private design, and this was non-negotiable for his family. Mr. Lee stated that the fence had to be on the plans and detail page with description of the fence. There was no agreement on location of the fence. Other concerns Mr. Lee included were stormwater runoff, tree debris removal, and a transient population. Mr. Wooten gave a rebuttal and stated they were working with Mr. Lee and did everything to make them happy. Mr. Wooten stated stormwater runoff would be directed towards the Intracoastal Waterway, and there was an agreement on the fence, they were working on where the fence was going to

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be located and sent a revised plan that showed the fence. Staff recommendation was approval for the rezoning request. Paul Stecker made a motion to approve the request and Derek Harris seconded. The motion to approve carried unanimously.

DEVELOPMENT AGREEMENT- The Planning Commission of Horry County, SC will hold a public hearing 5:30 p.m. on June 4, 2026, at 1301 Second Avenue, Conway SC on the land development agreement proposed by Star Bluff Properties LLC a South Carolina Limited Liability Company and Horry County for development of property located at Star Bluff Road in Longs, containing 49.88 acres, PIN 31600000036, which will allow the following uses: uses associated with a Multi Residential District (MRD 1). An additional public hearing will be held at the Planning Commission Workshop on May 28, 2026 at 3:00 p.m. Copies of the documents to be considered are available for public review in the Planning & Zoning Department at 1301 Second Ave, Conway SC 29526, Suite 1-D09 and at www.horrycountysc.gov. (Associated with rezoning 2026-04-004)

2026-04-004- Kingston Engineering, agent for Star Bluff Properties LLC- Request to rezone approximately 49.88 acres from Commercial Forest Agriculture (CFA) to Multi Residential (MRD 1) located on Star Bluff Rd in Longs (Council Member/Commissioner: Causey/Ford)

Design Modification: Access Management Requirements (required number of external access points)

Grayson Strickland gave an overview and explained there was a Development Agreement accompanying this rezoning request. The Development Agreement proposed a payment of \$300,000 paid by the developer to Horry County towards the construction of the new “Wampee Recycle Center”. The Development Agreement limited the total number of units to 107 single family homes and committed to a 20% stormwater reduction for the 100-year storm event at the boundary location to which the retention pond drains. There was no public input on the development agreement. Grayson Strickland gave an overview and explained the applicant was requesting to rezone approximately 49.88 acres from CFA to MRD 1 for 107 single-family homes with a gross density of 2.15 du/ac and a net density of 2.28 du/ac located on Star Bluff Rd in Longs. The plan proposed three sustainable development criteria, sidewalks, 100% increase in active open space, and 3 pocket parks. Also being proposed was a 50’ undisturbed streetscape buffer, 5’ type A buffer with 6’ privacy fence along the side and rear, a variable width type A buffer with a 6’ privacy fence between the entrance and adjacent residential lot, a 25’ undisturbed buffer around pond 3 to lot 86. The applicant requested a Design Modification to allow more than 100 units on one point of access. The future land use designation was Scenic & Conservation and Rural Communities. Clint Richardson was present to address any questions and concerns. Mr. Richardson stated the Development Agreement listed what infrastructure the funds would be allocated to, which included improvements to Star Bluff Rd and a new Wampee recycling center. The Development Agreement also stated that the developer would include a 20% reduction in peak discharge in 100-year storm event. Sam Seddinger spoke in opposition of the development agreement, he stated that he knocked on all the neighbors’ doors, and everyone said the project would affect the area negatively. A petition was submitted with 51 signatures to Planning Commission. The concerns were the existing condition of Star Bluff Road, additional traffic on a dead-end road without a stop light and increased density. Benjamin Cox spoke in opposition of the development agreement. His concerns were stormwater runoff on his property and the condition of Star Bluff Road. Shane Roach spoke in opposition of the rezoning request. He asked what kind of buffers were used. Mr. Roach suggested a stop light should be at the intersection. There were 14 people opposed to the request and zero in favor. Mr. Richardson gave a rebuttal and stated the funds would be paid within 30 days of the rezoning approval. Mr. Richardson stated there were buffers around the entire project. Rob Edwards was confused about the funds in the Development Agreement and what they were going toward. Mr. Richardson stated that the Development Agreement included both the recycling center and the road improvements. Bunky Ford asked if CFA zoning would allow townhomes by right and would that be the same density. Mr. Richardson said yes, CFA allows townhomes out right at the same density. Mr. Ford asked if they were leaving the wetlands area undisturbed, and Mr. Richardson stated that it was in the plan to leave the wetlands area undisturbed. Shane Roach spoke in opposition of the request. His concern was flooding in the area. Mr. Richardson gave a rebuttal and stated that none of the lots were in the supplemental flood areas. Bunky Ford made a motion to approve the development agreement and Derek Harris seconded. The motion carried (8:2) with Paul Stecker and Rob Edwards voting no. Staff recommendation was approval. Bunky Ford made a Planning Commission Meeting
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motion to approve the request and Derek Harris seconded. The motion carried (8:2) with Paul Stecker and Rob Edwards voting no.

2026-05-001- Carlos Antunez- Request to rezone approximately 1 acre from Mobile Home Park (MHP) to Residential (MSF 6) located on Shetland Ln & Squires Rd in Myrtle Beach (Council Member/Commissioner: Loftus/Harris)

Grayson Strickland gave an overview and explained the applicant was requesting to rezone approximately 1 acre from MHP to MSF 6 for a manufactured home located on Shetland Ln and Squires Rd in Myrtle Beach. The property contained a single-family home and a manufactured home. The future land use designation was Mixed Use. Carlos Antunez was present to address any questions and concerns. Staff recommendation was approval. Derek Harris made a motion to approve the request and Kirk Truslow seconded. The motion to approve carried unanimously.

2026-05-002- Nina Velez Martinez- Request to rezone approximately 1.06 acres from Limited Forest Agriculture (LFA) to Residential (MSF 20) located on Missouri Ln in Conway (Member/Commissioner: Hardee/Prince)

Grayson Strickland gave an overview and explained the applicant was requesting to rezone approximately 1.06 acres from LFA to MSF 20 for an Accessory Dwelling Unit located on Missouri Ln in Conway. The parcel was surrounded by LFA, MSF 10, and MSF 14.5 zoning. The future land use designation was Rural. Nina Velez Martinez was present to address any questions and concerns. Staff recommendation was approval. Jeremy Prince made a motion to approve the request and Paul Stecker seconded. The motion to approve carried unanimously.

2026-05-003- James McDowell, agent for Deborah Ann Pryor- Request to rezone an approximate 1.73-acre portion from Forest Agriculture (FA) to Residential (MSF 40) located on Oak Log Lake Rd in Conway (Member/Commissioner: Hardee/Prince)

Grayson Strickland gave an overview and explained the applicant was requesting to rezone approximately 1.73 acres from FA to SF 40 to combine properties located on Oak Log Lake Rd in Conway. The parcel was surrounded by FA, SF 40, and MSF 40 zoning. The future land use designation was Rural. James McDowell was present to address any questions and concerns. Charles Chestnut spoke in opposition of the request. He asked what portion was being rezoned. Gidget Waite spoke in opposition of the request. She asked if the property was being used for multifamily or single-family residence. Mr. McDowell stated the rezoning was to match the zoning of the property in front of it. Jeremy Prince asked what the plan for the property was. Mr. McDowell stated it was for a single-family residence. Staff recommendation was approval. Jeremy Prince made a motion to approve the request and Matt McLaughlin seconded. The motion to approve carried unanimously.

Text Amendments: Public Hearing Required

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE VI OF THE CODE OF ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA AS IT PERTAINS TO DEVELOPMENT AGREEMENTS

Grayson Strickland gave an overview and explained there were updates made to the submission requirements for Development Agreements, which included a traffic impact analysis and downstream stormwater analysis. Also included were development phasing and timelines, enhanced public notice requirements, procedures for major modifications, annual completion reviews, and zoning revision provisions for expired or breached agreements. Standard operating procedures were updated to include guidance for applicants when requesting a Development Agreement. There was no public input. Rob Edwards made a motion to approve the request and Kirk Truslow seconded. The motion to approve carried unanimously.

Imagine 2040 Comprehensive Plan:

The public review and adoption process for Horry County Comprehensive Plan, Imagine 2040 (Five-Year update), Chapter 12, Land Use Element related to the Future Land Use Map and Definitions has commenced. Horry County staff will present the draft Industrial Corridors Land Use to Planning Commission at the regularly scheduled Horry County Planning Commission Workshop on Thursday May 28th at 3:00 p.m. This meeting will preface the formal 30-day public comment period that will be open between May 28th and July 2nd. The public is encouraged to attend and provide comments on the plan at the Planning Commission Public Hearing on Thursday, June 4th at 5:30 p.m. Both meetings will be held in Multi-purpose Room B of the Horry County Government and Justice Center in Conway. After review and approval by the Planning Commission, the Plan amendment will also be reviewed and considered for adoption by Horry County Council at their meeting on July 14th at 6:00 p.m.

Desiree Jackson gave an overview and explained that the County began public input process for the Industrial Corridors Land Use. The County had conducted a public survey and two public open houses. Staff then drafted the Industrial Corridor Land Use language and future land use maps showing those corridors. Staff was there to formally open the thirty day public comment period. Julien Ricou gave an overview and explained there were 97 responses to the survey. The responses showed areas the public found unsuitable included residential, historical, downtowns, and conservation and recreation areas. Areas the public found more suitable included commercial areas, rural, suburban, and urban vacant lands. Respondents opposed industrial uses in communities east of the Waccamaw River that included Carolina Forest, Surfside Beach, and Myrtle Beach. There were mixed opinions on industry in inland communities that included Aynor, Galivants Ferry, Loris and Longs. Respondents had the same opinions about heavy industrial as light industrial on what locations were best suited. Respondents suggested Industrial Corridors should be located near transportation corridors. Ms. Jackson stated that certain things were considered when designing the map, including wetlands, roads, residential areas, and flood zones. The County weighed all the items of concern and created maps showing the corridor in the areas that were most desirable. Ms. Jackson noted the language for the Industrial Corridors stated these projects would not begin until the infrastructure was there to support them. Ms. Jackson also noted there was a link on the Planning and Zoning website where the public could view the draft and a map of the Industrial Corridors Land Use. The public comment period would close on July 2, 2026, and Planning Commission would vote on the Land Use Amendment. Becky Ryan spoke in opposition of the plan. Her concerns were the need for more outreach, more explicit language on what was Scenic and Conservation and that this should be excluded from Industrial Corridors, and the county should exclude data centers and large projects. Deana Chestnut spoke in opposition of the plan. Her concerns were the need for more transparency, opposed to data centers, what is industrial, there were unused areas closer to the beach, and would eminent domain be an issue. Michael Harrelson spoke in opposition of the plan. His concerns were overdevelopment, traffic, and he was against industrial development. Devora Harrleson spoke in opposition of the plan. She stated industrial corridors should not be in rural areas and had concerns of flooding, overdevelopment, and traffic. Stephanie Chiapetta made a statement that the county should advertise on the radio about the meetings. Andrew Johnson spoke in opposition of the plan. He stated concerns about power lines, chemical leaks, pollutants, lack of fire and rescue services, depreciation of the value of the land and the county should stick with historical industries of agriculture and tourism.

Hunter Platt presented Charles Brown a plaque for his dedicated years of service. With no further business, Paul Stecker made a motion to adjourn and Kirk Truslow seconded. The motion carried unanimously, and the meeting adjourned at approximately 6:47 PM.