Horry County
SOUTH CAROLINA
Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING
AGENDA
November 5, 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. Street Names – No Public Hearing Required

V. Rezoning Requests

1. **2026-10-005** – DRG, agent for Canal Land & Timber LLC – Request to rezone an approximate 14.67 acre portion from Commercial Forest Agriculture (CFA) to Retail with Accessory Outdoor Storage (RE 4) located on Old Sanders Dr and Robert Edge Pkwy in Little River (Council Member/Commissioner: Causey/Ford)……..144-149

2. **DEVELOPMENT AGREEMENT –** The Planning Commission of Horry County, SC will hold a public hearing at 5:30 p.m. on November 5, 2026, at 1301 Second Avenue, Conway SC on the land development agreement proposed by Realstar Acquisitions, LLC and Horry County for development of property located at Middle Ridge Ave in Myrtle Beach, containing approximately 472 acres, PIN 40000000016 (currently owned by RCPS Properties LLC) which will allow the following uses: residential & commercial uses. An additional public hearing will be held at the Planning Commission Workshop on October 29, 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 Avenue, Conway SC 29526, Suite 1-D09 and at www.horrycountysc.gov. (Associated with rezoning 2026-07-014).
PREVIOUSLY DEFERRED 2026-07-014 - Bellamy Law Firm, agent for RCPS Properties LLC - Request to rezone approximately 472.8 acres from Commercial Forest Agriculture (CFA) to Planned Development District (PDD) located on Middle Ridge Rd in Myrtle Beach (Council Member/Commissioner: Masciarelli/McLaughlin)…….30-63

3. **DEFERRED DEVELOPMENT AGREEMENT –** The Planning Commission of Horry County, SC will hold a public hearing at 5:30 p.m. on November 5, 2026, at 1301 Second Avenue, Conway SC on the land development agreement proposed by Bessle LLC and The May Company, LLC and Horry County for development of property located at Highway 707 in Myrtle Beach, containing approximately 1,426.91
acres, PIN 46400000001 & 45500000004 which will allow the following uses: residential & commercial uses. An additional public hearing will be held at the Planning Commission Workshop on October 29, 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 Avenue, Conway SC 29526, Suite 1-D09 and at www.horrycountysc.gov. (Associated with rezoning 2026-10-006).
DEFERRED 2026-10-006 – Bolton & Menk, agent for The May Company Etal – Request to rezone approximately 1,426.91 acres from Commercial Forest Agriculture (CFA) to Planned Development District (PDD) located on Hwy 707 in Myrtle Beach (Council Member/Commissioner: Servant/Martin & Crawford/Stecker)

4. **PREVIOUSLY DEFERRED 2026-07-018-** Diamond Shores, agent for Elizabeth B Shelley Tr Etal – Request to rezone an approximate 65.36 acre portion from Residential (SF 20) & Commercial Forest Agriculture (CFA) to Planned Development District (PDD) located on Hwy 90 in Conway (Council Member/Commissioner: Hardee/Prince)…….…….64-80

5. **PC-2026-17** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 21312020004 from Rural to Rural Communities. (Associated with rezoning 2026-10-002) **2026-10-002 –** Alan Cardona, agent for Alberto Martinez – Request to rezone approximately 0.9 acres from Residential (MSF 40) to Residential (MSF 14.5) located on Simpson Creek Dr in Loris (Council Member/Commissioner: Causey/Ford)…….……81-91

6. **PREVIOUSLY DEFERRED 2026-08-003 –** Lindsey Inman, agent for Isabel Rodriquez Etal – Request to rezone approximately 2.25 acres from Limited Forest Agriculture (LFA) to Residential (SF 20) located on New Home Cir in Conway (Council Member/Commissioner: Hardee/Prince)……..……92-98

7. **PREVIOUSLY DEFERRED 2026-09-009 –** Rowe Professional Services Company, agent for Doretha Lewis (LE) Etal – Request to rezone approximately 46.51 acres from Forest Agriculture (FA) & Commercial Forest Agriculture (CFA) to Mobile Home Park (MHP) located on West Homewood Rd in Conway (Council Member/Commissioner: Allen/Johnson)
Design Modification: Design Standards (alignment of manufactured homes)……99-109

8. **PREVIOUSLY DEFERRED 2026-09-011 –** Little River (Water Grande) WW LLC, agent for Baytree SC LLC – Request to amend approximately 3.14 acres of an existing Planned Development District (PDD) located on Water Grande Blvd & Hwy 9 E in Little River (Council Member/Commissioner: Causey/Ford)……..……..110-125

9. **2026-10-001 –** Tony Mishoe, agent for Santos Realty LLC- Request to rezone approximately 5.28 acres from Mobile Home Park (MHP) to Retail with Accessory Outdoor Storage (RE 4) & Residential (MSF 14.5) located on Waterside Dr & Hwy 643 in Myrtle Beach (Council Member/Commissioner: Loftus/Harris)…….……..126-131

10. **2026-10-003 –** Diamond Shores, agent for Wanda Soles Williams – Request to rezone an approximate 0.89 acre portion from Forest Agriculture (FA) to Residential (MSF 20) located on W Hwy 9 Business in Loris (Council Member/Commissioner: Causey/Ford)…….…….……..132-137

11. **2026-10-004 –** Faye Todd, agent for John Kenneth Winburn – Request to rezone approximately 7.36 acres from Forest Agriculture (FA) & Mobile Home Park (MHP) to Commercial Agriculture (AG 2) located on Pee Dee Rd S in Galivants Ferry (Council Member/Commissioner: Allen/Johnson)…..……..……138-143

VI. Executive Session – If necessary

VII. Adjourn