



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP

AGENDA

May 28, 2026 – 3:00 p.m.

I. Call to Order – 3:00 p.m.

II. Approval of Minutes

Planning Commission Workshop – April 30, 2026.....	7
Planning Commission Meeting – May 7, 2026.....	8-14

III. Street Names – No Public Hearing Required

IV. Design Modifications – No Public Hearing Required

1. Bolton & Menk, agent for MEPJ Land, LP (Sayebrook PH 3A-1, 3A-2, 3A-3) - 448-00-00-0026 - Utility Location (10' non-exclusive utility easement).....15-18
2. Michael Williamson, applicant for Palmetto Property Brothers LLC - 205-03-03-0004 - Access Management (easement width).....19-23

V. Rezoning Requests

1. **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 Osprey RV, LLC (Developer) a South Carolina Limited Liability Company coupled with and representing the property owners, RCEE Corporation, J&I Squires Farm LLC, and Osprey Marina LLC, and Horry County for development of property located at Osprey Rd & Enterprise Rd in Myrtle Beach, containing 94.57 acres, PIN 43900000019, 43900000020, 43900000023, and 43900000024, which will allow the following uses: uses associated with a Destination Park. 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 2026-03-013)
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).....25-56
2. **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)



HORRY COUNTY PLANNING COMMISSION WORKSHOP

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).....57-76

3. **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).....77-83
4. **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).....84-90
5. **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).....91-97
6. **2026-05-004-** G3 Engineering, agent for Richard J Ward Etal- Request to rezone approximately 1.23 acres from Highway Commercial (HC) to Multi Residential (MRD 3) located on Ranchette Cir & Foral Dr in Myrtle Beach (Member/Commissioner: Loftus/Harris).....98-108

VI. Text Amendments:

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE VI OF THE CODE OF ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA AS IT PERTAINS TO DEVELOPMENT AGREEMENTS.....109-129

VII. 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 comment 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.....130

VIII. Adjourn