

MAYOR
Barbara Jo Blain-Bellamy

MAYOR PRO TEM
Justin D. Jordan



COUNCIL MEMBERS
Amanda Butler
William M. Goldfinch IV
Beth Helms
Larry A. White

PLANNING DEPARTMENT
PLANNING COMMISSION AGENDA

Thursday, July 13, 2023 | 5:30 p.m.

Planning & Building Dept. Conference Room – 196 Laurel Street

I. CALL TO ORDER

II. MINUTES

- A. Approval of May 17, 2023 Planning Commission Workshop Minutes
- B. Approval of June 1, 2023 Planning Commission Meeting Minutes

III. SUBDIVISIONS

- A. **Colonial Farms, phases 1 & 2** – requesting street name approval and preliminary plan approval (located on Hwy 548).

IV. PUBLIC HEARINGS

A. REZONING REQUESTS

- 1. Request to rezone approximately 15.61 acres of property located at 300 Bellamy Ave (PIN 383-00-00-0381) from City of Conway Institutional (IN) to High-Density Residential (R-3).

B. REZONING/ANNEXATION REQUESTS

- 1. Request to annex approximately 7.18 acres of property located on HWY 501 [PIN's 338-09-02-0008 (2197 Church Street), 338-09-02-0009, 338-09-02-0010 (2199 Church Street), 338-09-02-0011 & 338-09-02-0014 (2201 Church Street)], and rezone from the Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).
- 2. Request to annex approximately 0.09 acres of property located on HWY 501 (PIN 338-09-02-0007), and rezone from the Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).
- 3. Request to annex approximately 12.56 acres of property located near the intersection of HWY 701 S. and Pitch Landing Rd (PIN 381-00-00-0003), and rezone from the Horry County Highway Commercial (HC) district to the City of Conway Planned Development (PD) district.
- 4. Request to annex approximately 5.26 acres of property located at the corner of HWY 701 S. and Pitch Landing Rd, and Wildair Circle (PIN 381-08-01-0006), and rezone from the Horry County Community Retail Services (RE2) district and Commercial Forest Agriculture (CFA) district to the City of Conway Planned Development (PD) district.

MAYOR
Barbara Jo Blain-Bellamy

MAYOR PRO TEM
Justin D. Jordan



COUNCIL MEMBERS
Amanda Butler
William M. Goldfinch IV
Beth Helms
Larry A. White

5. Request to annex approximately 4.56 acres of property located near the southwest intersection of HWY 701 S. and Pitch Landing Rd (PIN's 381-08-04-0009 and -0010), and rezone from the Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Planned Development (PD) district.
6. Request to annex approximately (+/-) 1,740 acres of property located on HWY 701 S., Pitch Landing Rd, and Blaze Trail (PIN's 380-00-00-0038, 403-00-00-0001, 403-00-00-0002, and 403-00-00-0022), and rezone from the from Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Planned Development (PD) District.

C. LAND DEVELOPMENT AGREEMENT

1. Proposed development agreement by G3 Engineers (applicant) for development of property located on Pitch Landing Road and Hwy 701 South, known as the Warden Station, containing +/-1763.28 acres, (PINs 381-00-00-0003, 381-08-04-0009, 381-08-04-0010, 380-00-00-0038, 381-08-01-0006, 403-00-00-0001, 403-00-00-0002, and 403-00-00-0022).

V. PUBLIC INPUT

VI. BOARD INPUT

VII. STAFF INPUT

VIII. UPCOMING MEETINGS

<u>MEETING</u>	<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>	<u>ADDRESS</u>
City Council	July 17, 2023	4:00 p.m.	City Hall	229 Main St.
Community Appearance Board (CAB)	July 26, 2023	4:00 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.
Board of Zoning Appeals (BZA)	June 27, 2023	5:30 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.
Planning Commission (PC)	August 3, 2023	5:30 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.

IX. ADJOURNMENT