

MAYOR
Barbara Jo Blain-Bellamy

MAYOR PRO TEM
Jean M. Timbes



COUNCIL MEMBERS
William M. Goldfinch IV
Shane Hubbard
B. Alex Hyman
Justin D. Jordan
Larry A. White

PLANNING DEPARTMENT

PLANNING COMMISSION AGENDA

TUESDAY, November 30, 2021 | 5:30 p.m.

Public Safety Building – 1600 Ninth Ave

I. CALL TO ORDER

II. APPROVAL OF MINUTES – November 4, 2021

III. PREVIOUSLY DEFERRED – ANNEXATION/REZONING

- A. Steven & Dayna Dunn: Request to annex 40.07 acres of property located at 1237 W Cox Ferry Rd (PINs 382-00-00-0005 and 382-09-02-0001) and rezone from Horry County CFA to City of Conway R1 (Low Density Residential) for the purpose of designing and constructing a new single-family residential neighborhood.

IV. REZONING

- A. Jamestown Baptist Church: Request to add 1.01 acres of property located at 2906 4th Ave (PIN 368-08-03-0006) from City of Conway Low-Density Residential District (R1) to Jamestown Baptist Planned Development (PD).

V. PUBLIC INPUT

VI. ADJOURNMENT

Planning Commission
November 4, 2021

**CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, November 4, 2021
ZOOM VIDEO CONFERENCE - 5:30 P.M.**

Present: David Sligh, Kendall Brown, Chris Guidera, Brantley Green (arrived late), Brian O'Neil, Jessica Wise

Absent: Gloria Robinson-Cooper, Mark Stanley

Staff: Allison Hardin, Planning and Development Director; Anne Bessant, Planning Assistant

Others: Frank Smith, Dan Stacy

I. CALL TO ORDER

Vice Chairman O'Neil called the meeting to order at 5:30 p.m.

II. APPROVAL OF MINUTES

Sligh made a motion, Wise seconded by to approve the October 7, 2021 minutes as written. The vote in favor was unanimous. The motion carried.

III. ANNEXATIONS/REZONINGS

- A. Horry County Schools: Request to annex 32.76 acres of property at 2615 Nixon Ave (PINs 337-00-00-0014 and 337-10-3-0001) and rezone from Horry County CFA to City of Conway IN (Institutional), and rezone 6.03 acres in the city limits (PIN 337-11-01-0001) from R1 to IN, for the purpose of designing and constructing a new Horry County Schools campus.

Hardin stated the annexation and rezoning request was submitted by the Horry County Board of Education in order to prepare for a planned replacement for the Whittemore Park Middle School. Neighboring parcels have been annexed and zoned IN to accommodate a future McLeod Health campus, and HCS has been in communication with McLeod to partner on a proposed shared connection to El Bethel Rd.

The intent of the IN District is to provide areas for the development of medical, educational, and higher educational, facilities in a campus-like setting. More specifically,

Planning Commission
November 4, 2021

the district is intended to accommodate the development styles, uses, and accessory uses associated with these facilities. This district is not intended for businesses engaged in retail sales, except for those businesses that are clearly accessory to and specifically provide services to the permitted principal use. Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review.

Frank Smith, Horry County Schools was present to answer any questions.

There was no public input.

Sligh made a motion to recommend approval to City Council as presented. Wise seconded the motion and the motion carried unanimously.

A. Colonial Farms/C. F. Alley Jr:

- i. Request to annex 19.15 acres of property along SC Hwy 548 (PIN 326-00-00-0047) and rezone from Horry County HC (16.4 acres) and Horry County CFA (2.75 acres) to City of Conway R2 (Medium Density Residential) for the purpose of designing and constructing a new single-family residential neighborhood.
- ii. Request to annex 65.56 acres of property along SC Hwy 548 (PIN 326-00-00-0027) and rezone from Horry County CFA (63.46 acres) and Horry County HC (2.1 acres) to City of Conway R1 (Low Density Residential) for the purpose of designing and constructing a new single-family residential neighborhood.

Hardin stated in October 2021, Claude Fredrick Alley, Jr filed an application to annex two tracts of land: one is approximately 65.56 acres and the other is approximately 19.15 acres. Together, these properties are proposed to be developed as a residential neighborhood with varying densities. This request, the first of the two, focuses on the smaller tract. The 19.15-acre tract is proposed to be annexed and zoned R2, in order to accommodate a single-family residential neighborhood. The R2 district generally allows for more density per acre than the R1.

The intent of the R-2 District is to provide areas for medium density attached, detached, semi-attached and multi-family residential development in the City of Conway, and to prohibit uses that would substantially interfere with the development or continuation of residential structures in the District.

The Comprehensive Plan future land use map identifies this tract as Low Density Residential and the property is in Flood Zone: X. Water and sewer access will have to be

Planning Commission
November 4, 2021

extended down Hwy 548 from the primary line along Hwy 501/Church St. Contiguity for this annexation is achieved via this request and extends the city limits to the next parcel in line.

Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review.

Dan Stacy, agent for Claude Fredrick Alley, Jr further explained the request

Wise had concerns if the area was appropriate location for R-2 zoning.

The board discussed recent and future growth of this area.

Guidera asked which property would be developed first. Stacy stated he wasn't sure and that it was still being discussed.

Sligh made a motion to recommend approval to City Council for the 19.15 acres of property as presented that was seconded by Guidera. The vote in favor was 5-1, with Wise voting no. The motion carried.

Green made a motion to recommend approval to City Council for the 65.56 acres of property as presented. Sligh seconded the motion and the motion carried unanimously.

- B. Steven & Dayna Dunn:** Request to annex 40.07 acres of property located at 1237 W Cox Ferry Rd (PINs 382-00-00-0005 and 382-09-02-0001) and rezone from Horry County CFA to City of Conway R1 (Low Density Residential) for the purpose of designing and constructing a new single-family residential neighborhood.

Applicant requested deferral for the item. Hardin asked the board to make a vote to defer due to the call coming in so close to publishing date. Sligh made a motion to defer this item. Seconded by Green. The motion carried unanimously.

IV. OFFICIAL ZONING MAP AMENDMENTS

- A.** Request to amend the official zoning map of the City of Conway to include the future path and rights-of-way for the Conway Perimeter Road/El Bethel Extension.

Hardin states that as part of the initial adoption of a zoning ordinance for the City of Conway, the City Council at that time also adopted an official zoning map as required in Title 6, Chapter 7, Sections 1210 – 1280 of the Code of Laws of South Carolina. Since that

adoption, any amendment to the official zoning map is required to go through a specific process: review by Planning Commission, hold a public hearing, and two successful readings by the City Council. Amendments to the official zoning maps typically occur via rezoning requests, but other information may be included to provide information to the community.

On November 8, 2016, Horry County voters, by a 69.1 to 30.9 percent margin, supported a one-cent Capital Projects Sales Tax for roads. This tax went into effect on May 1, 2017, and will expire on April 30, 2025. Horry County is slated to receive \$592 million over the eight-year life of the one-cent tax. All of the road projects to be funded from the tax are packaged in the third Ride Improvement & Development Effort (RIDE III) program in Horry County. RIDE III includes a second phase of a project called the Conway Perimeter Road. The purpose of this road is to improve regional network connectivity between US 378 and US 701 and to contribute to the network of perimeter routes for enhanced local mobility. Phase II of the Conway Perimeter Road will extend from US 378 (at El Bethel Road) to US 701 South. The new road will feature 4-lanes with median and turning lanes at the intersection and pedestrian facilities, and has an estimated budget of \$18.4 million.

The design for Phase II of the Conway Perimeter Road was completed this summer, and the project has entered the right-of-way acquisition process. During this process, the DOT will approach property owners along the intended route in order to negotiate a purchase of their property so that the road project can be completed. This process is estimated to take two years. In that time frame, it is possible that property owners along the proposed route may request permits and/or rezonings from the City. If the City were to grant these requests, it would further complicate the acquisition process and require more funds than initially envisioned. This type of fund deficit is often made up by taking things away from the project, such as pedestrian facilities, which the City's Comprehensive Plan encourages.

In order to help keep the Conway Perimeter Road on-budget, staff recommends adopting an amendment to the official zoning map that lays out the Phase II rights-of-way as currently planned by the SCDOT. This would serve to inform the staff, property owners, and the public that changes in this area are not advised during the acquisition phase for the project.

Staff requests Planning Commission review the proposal carefully then pass on a recommendation for the City Council to hold a public hearing during their regular December 6, 2021 meeting, and approve 1st reading of the map amendment ordinance as

Planning Commission
November 4, 2021

presented.

Green made a motion to recommend approval to City Council as presented. Wise seconded the motion and the motion carried unanimously.

V. PUBLIC INPUT

None

VI. ADJOURNMENT

A motion was made to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 6:14 pm.

Approved and signed this _____ day of _____, 2021.

Brantley Green, Chairman

DATE: NOVEMBER 30, 2021
AGENDA ITEM: III.A.

ISSUE:

Request to annex 40.07 acres of property located at 1237 W Cox Ferry Rd (PINs 382-00-00-0005 and 382-09-02-0001) and rezone from Horry County CFA to City of Conway R1 (Low Density Residential) for the purpose of designing and constructing a new single-family residential neighborhood.

BACKGROUND:

Steven and Dayna Dunn have filed an application to annex two tracts of land: one is approximately 38.72 acres and the other is approximately 1.35 acres. Together, these properties are proposed to be developed as a residential neighborhood and the applicants have requested R1 zoning in order to accommodate this. The developer is proposing to use the conservation subdivision principles available in the R1 zone to design the site; a proposed layout showing 131 single family lots (average density of 3.25 units) and conservation areas is attached to this report.

The intent of the R-1 District is to provide for the preservation and expansion of areas for low to medium density, detached single-family residential development in the City of Conway. The district shall present a relatively spacious character, promote quiet, livable neighborhoods, and prohibit uses that are incompatible with the residential nature of the surrounding area.

CITY OF CONWAY COMPREHENSIVE PLAN:

The *Comprehensive Plan* future land use map identifies this tract as **Conservation Preservation**.

RELATIONSHIP TO CITY POLICIES, PROJECTS, AND PUBLIC HEALTH/SAFETY

- Flood Zone: X
- Water and sewer accesses are available from the lines in place on W Cox Ferry Rd.
- Contiguity for annexation is achieved via proximity to the Waccamaw National Refuge.

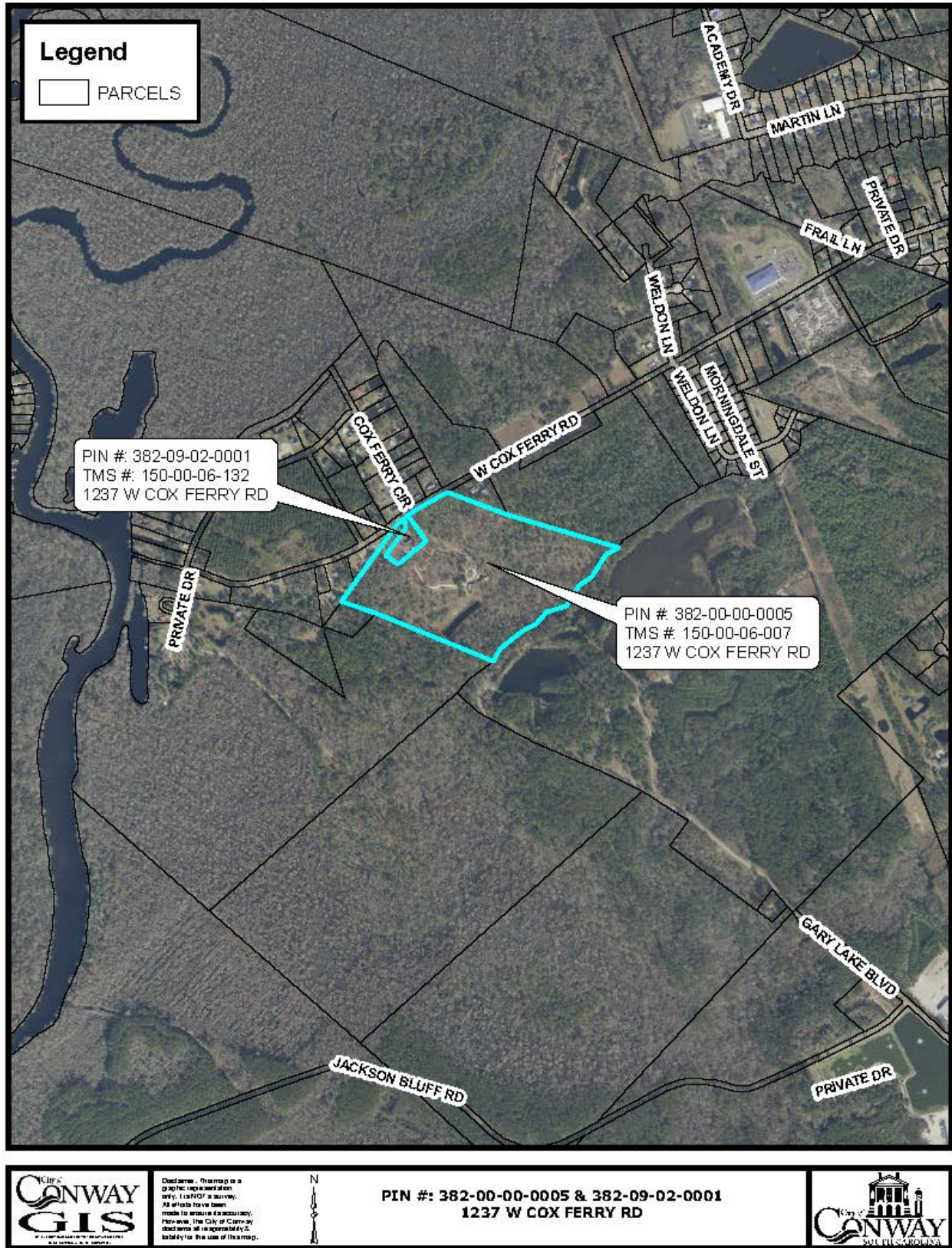
STAFF COMMENTS:

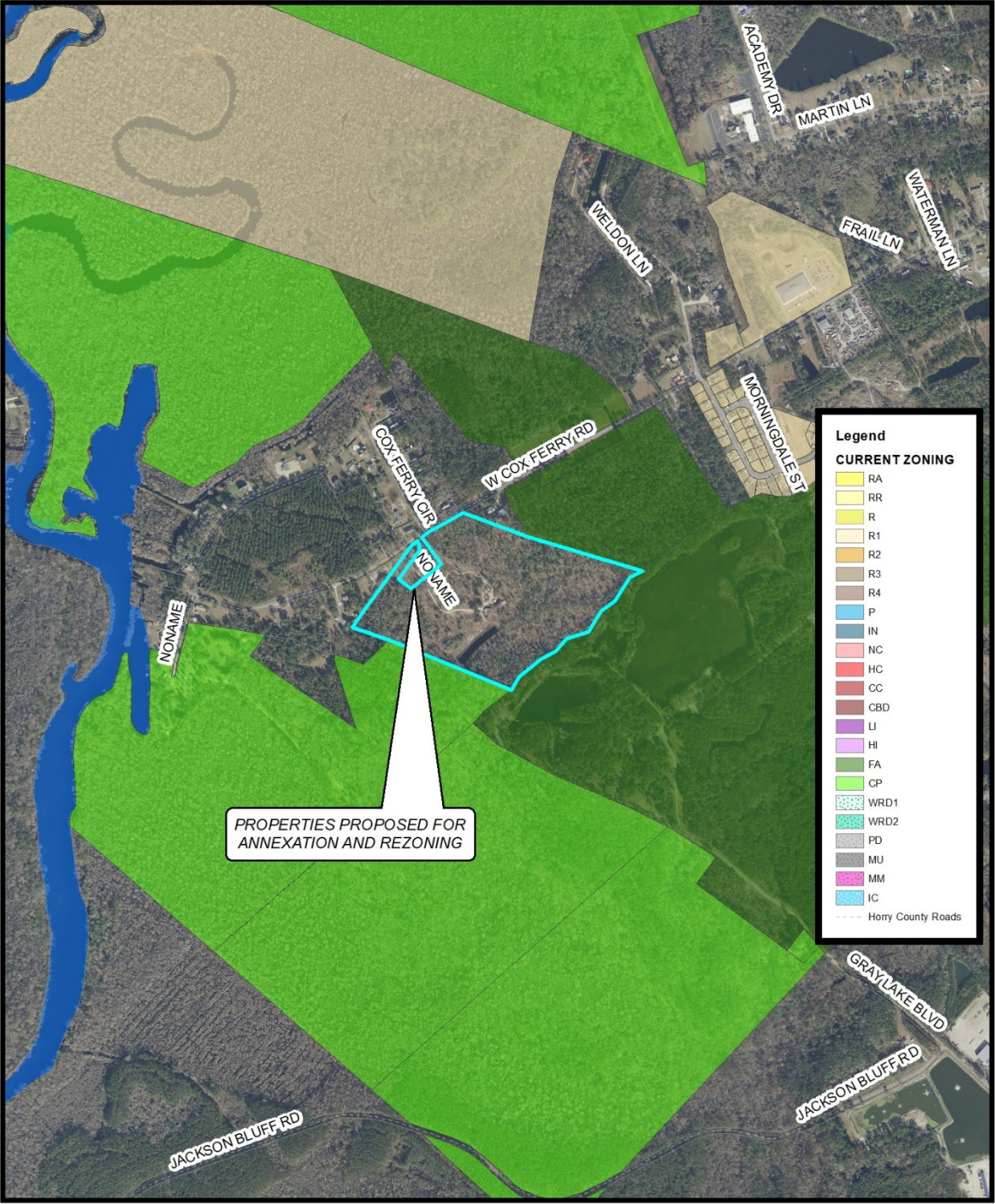
Police Dept is concerned about expanding city limits for large subdivisions without a companion expansion of policing staff. Planning staff will need to work with the applicant regarding tree mitigation.

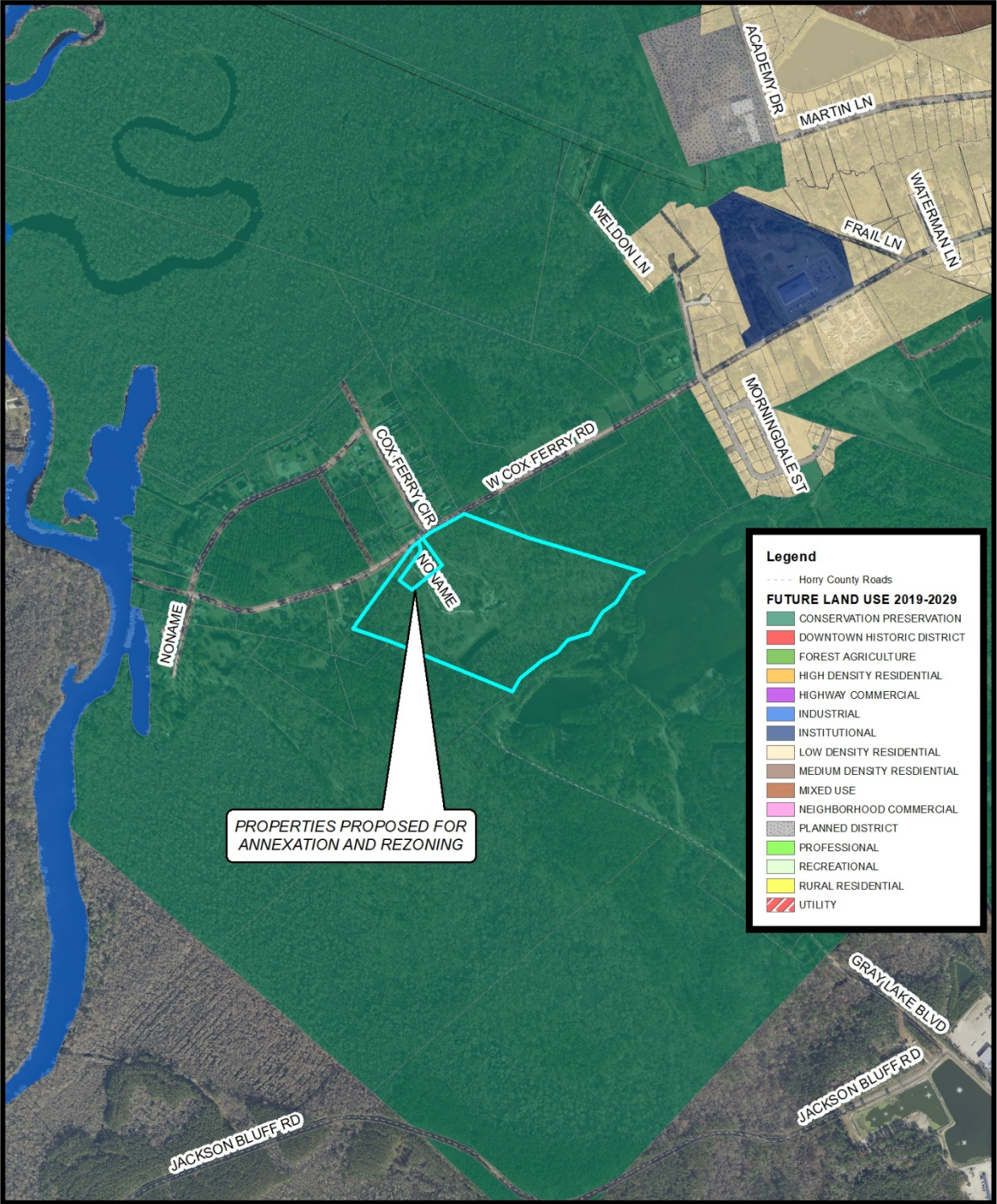
If this request is approved, a companion application to amend the Comprehensive Plan should be drafted.

RECOMMENDATION:

Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review.











Q Search

(https://www.fws.gov/)

U.S. Fish & Wildlife Service

☐ All Refuges

Waccamaw (/refuge/Waccamaw/)

National Wildlife Refuge | South Carolina

About the Refuge



Waccamaw National Wildlife Refuge was established on December 1, 1997. The purposes for which it was established were to **(1)** protect and manage diverse habitat components within coastal river ecosystems for the benefit of endangered and threatened species, freshwater and anadromous fish, migratory birds, and forest wildlife, including a wide array of plants and animals associated with bottomland hardwood habitats; and **(2)** provide a variety of wildlife-dependant recreational activities including hunting, fishing, wildlife observation, photography, and environmental education.

Located in portions of Horry, Georgetown, and Marion Counties, Waccamaw National Wildlife Refuge's acquisition boundary spans close to 55,000 acres and includes large sections of the Waccamaw and Great Pee Dee rivers and a small section of the Little Pee Dee River. An active land acquisition program from willing sellers within the boundary is ongoing.

Presently Waccamaw National Wildlife Refuge encompasses nearly 29,000 acres. In 2008 Waccamaw National Wildlife Refuge opened the newly constructed Cox Ferry Lake Recreation Area and has also opened a new state-of-the-art Visitor and Environmental Education Center on Highway 701 north of Georgetown.

Waccamaw National Wildlife Refuge is one of four refuges in the South Carolina Lowcountry Refuges Complex. Other refuges in the Complex include: Ernest F. Hollings ACE Basin National Wildlife Refuge, Cape Romain National Wildlife Refuge, and Santee National Wildlife Refuge.

Habitat within Waccamaw National Wildlife Refuge's 55,000 acre acquisition boundary includes 6,166 acres of upland forest, located primarily on Sandy Island, and the remaining balance made up primarily of jurisdictional wetlands. The wetland diversity of this refuge is what sets it apart from most others found along the east coast. Wetland habitats range from historic, broken and actively managed tidal ricefields, to black water and alluvial flood plain forested wetlands of the Waccamaw and Great Pee Dee Rivers. These tidal freshwater wetlands are some of the most diverse freshwater wetland systems found in North America and they offer many important habitats for migratory birds, fish and resident wildlife. Species such as the swallow-tailed kite, osprey, wood stork, white ibis, prothonotary warbler, and many species of waterfowl can be observed on in South Carolina and is the northernmost documented nesting for this species within its range. Additionally, these wetlands play a critical role in the filtration and storm water retention of the primary drinking water resource for the greater Grand Strand region.



PETITION FOR ANNEXATION

ITEM III.A.

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning Department
206 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

FAX: (843) 488-9890
www.cityofconway.com

Instructions:

- Fill out all 3 pages
- Submit signed forms to City of Conway Planning Department
- Provide digital copy of deed and survey/plat with these forms

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CONWAY

WHEREAS, § 5-3-150 (3) of the Code of Laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation; and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation; and

WHEREAS, the area requesting annexation is described as follows, to wit:

NOW, THEREFORE, the undersigned petition the City Council of Conway to annex the below described area into the municipal limits of the City of Conway.

PROPERTY LOCATION/SUBDIVISION: West Cox Ferry Road

PIN: 38200000005 / 38209020001 ACREAGE: 38.69 / 1.38

PROPERTY ADDRESS: 1237 West Cox Ferry Road, Conway, SC 29526

PROPERTY OWNER MAILING ADDRESS: 1237 West Cox Ferry Road, Conway, SC 29526

PROPERTY OWNER TELEPHONE NUMBER: Steven M & Dayna B Dunn

PROPERTY OWNER EMAIL: sdunnr@sccoast.net

APPLICANT: Steven M Dunn

APPLICANT'S EMAIL: sdunnr@sccoast.net

IS THE APPLICANT THE PROPERTY OWNER? CIRCLE: YES ☒ NO ☐

IF NOT: PLEASE INCLUDE A LETTER OF AGENCY OR POWER OF ATTORNEY FROM THE OWNER ADDING RESPONSIBILITY TO THE APPLICANT.

PROPERTY OWNERS (Attach additional sheets if necessary)

STEVEN M. DUNN
(Print)

Steven M. Dunn
(Signature)

DATE: 9-29-21

Dayna B Dunn
(Print)

Dayna B Dunn
(Signature)

DATE: 9-29-21



PETITION FOR ANNEXATION

ITEM III.A.

Staff Use Only

Received: _____
BS&A #: _____

Is there a structure on the lot: Yes Structure Type: Garage / House

Current Use: Garage parcel 1 / Home parcel 2

Are there any wetlands on the property?

CIRCLE: YES ☒ NO ☐

If yes, please include valid wetland delineation letter from army corps of engineers.

Is the property restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted or proposed use of the land?

CIRCLE: YES ☐ NO ☒

If yes, please explain and provide a copy of covenant and/or restriction.

Is the city a party to any deed restrictions or easements existing on the property?

CIRCLE: YES ☐ NO ☒

If yes, please describe.

Are there any building permits in progress or pending for this property?

CIRCLE: YES ☐ NO ☒

If yes, please provide permit number and jurisdiction.

FEES ARE DUE AT SUBMITTAL.

RI ZONING DISTRICT – NO FEE ALL OTHER ZONING DISTRICTS - \$ 250

PLEASE SUBMIT TO THE PLANNING DIRECTOR AT THE CITY OF CONWAY.

ahardin@cityofconway.com



Zoning Map Amendment Application

Incomplete applications will not be accepted.

ITEM III.A.

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning Department
206 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

FAX: (843) 488-9890
www.cityofconway.com

Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. R-1 rezoning requests will not be charged a fee. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: 1237 W. Cox Ferry Road, Conway, FEE PAID () YES () NO

AREA OF SUBJECT PROPERTY (ACREAGE): 38.69/ 1.38 PIN: 3820000005 / 38209020001

CURRENT ZONING CLASSIFICATION: CFA

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: _____

REQUESTED ZONING CLASSIFICATION: _____

NAME OF PROPERTY OWNER(S):

Steven M Dunn

PHONE # _____

Dayna B Dunn

PHONE # _____

MAILING ADDRESS OF PROPERTY OWNER(S):

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

Steven M. Dunn

PROPERTY OWNER'S SIGNATURE(S)

9-29-21

DATE

Dayna B. Dunn

PROPERTY OWNER'S SIGNATURE(S)

9-29-21

DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.

MAYOR

Barbara Jo Blinn-Bellamy

MAYOR PRO TEM

Jean M. Timbes

**COUNCIL MEMBERS**

William M. Goldfinch IV

Shane Hubbard

B. Alex Hymann

Justin D. Jordan

Larry A. White

PLANNING DEPARTMENT**DESIGNATION OF AGENT**

(If the Property Owner Wishes To Appoint an Agent to Represent Him or Herself)

Agents Name: S. Tripp Nealy

Address: 1905 Main Street ; Conway, SC 29526

Telephone: 843.450-5254 Email: trippnealy@gmail.com

I hereby appoint the person(s) listed above as agent to act on my behalf for the purpose of filing such application for a variance as he/she shall deem necessary and proper.

William M. Goldfinch IV
 PROPERTY OWNER(S) NAME (PRINT)

Larry A. White
 PROPERTY OWNER SIGNATURE

9-30-2021
 DATE



ISSUE:

Request to rezone approximately 1.01 acres of property located at 2908 4th Ave (PIN 368-08-03-0006) from City of Conway Low-Density Residential District (R1) to Jamestown Baptist Planned Development (PD).

BACKGROUND:

The rezoning application was submitted by Jamestown Baptist Church on request from staff. The property in question, 2908 4th Ave, is owned by Jamestown Baptist, which is located next door at 2916 4th Ave.

In 2016, Jamestown Baptist Church applied for and received approval of a rezoning request to create a Planned Development district for a new church site containing 10.4 acres. The proposed two-phased planned development included a new church campus with passive and active recreation facilities and future institutional facilities, such as a sanctuary, fellowship hall, classrooms, etc.,

The area currently subject to rezoning had a single-family residential structure on site until recently, and County tax maps showed the property as a separate tax parcel. While researching the property for a demolition permit, however, City staff discovered that the parcel line was just for assessment purposes, not an actual division of property.

The City's policy is that zoning lines follow actual property boundaries. Once staff determined that the map line shown between 2908 4th Ave (the house) and 2916 4th Ave (the church site) was not a property boundary, staff requested the rezoning petition from the church to extend the Planned Development zoning to the full boundary.

CITY OF CONWAY COMPREHENSIVE PLAN:

The Future Land Use Map of the *Comprehensive Plan* identifies this parcel as Low Density Residential.

RECOMMENDATION:

Staff recommends approval.





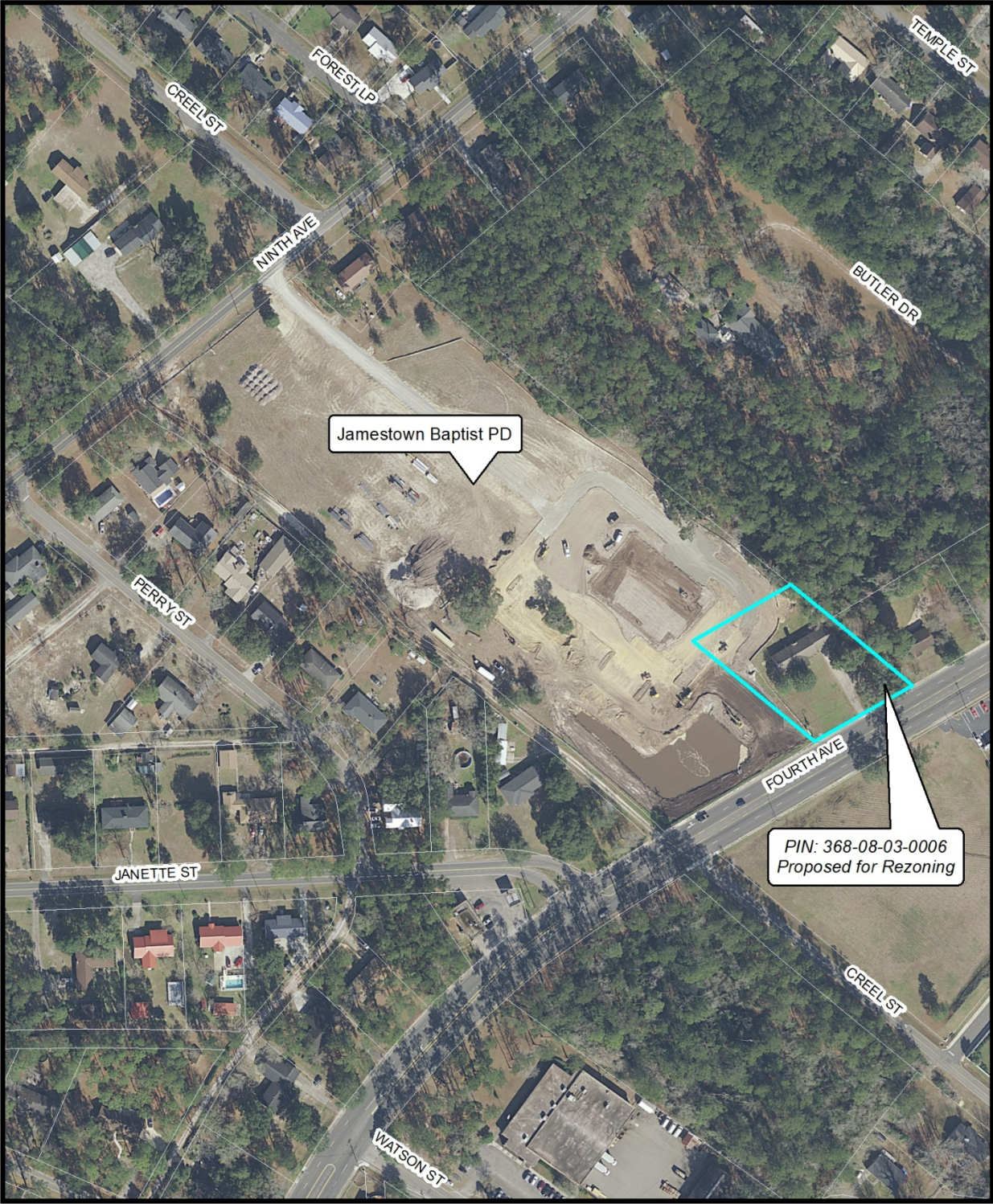
Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



**PROPOSAL TO EXTEND JAMESTOWN BAPTIST PD
TO INCLUDE 1.01 ACRES LOCATED AT
2906 4TH AVE**



Date: 11/24/2021 Time: 9:33:31 AM Path: \\cocc-fs01\\4310\\REZONINGS\\2021\\P21-0213 2916 4th Ave Jamestown Church\\P21-0213 JamestownBaptist.mxd





Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



**PROPOSAL TO EXTEND JAMESTOWN BAPTIST PD
TO INCLUDE 1.01 ACRES LOCATED AT
2906 4TH AVE**



Date: 11/24/2021 Time: 9:41:35 AM Path: \\cocc-fs01\\4310\\REZONINGS\\2021\\P21-0213 2916 4th Ave Jamestown Church\\P21-0213 JamestownBaptist.mxd





City of
CONWAY
GIS

Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.

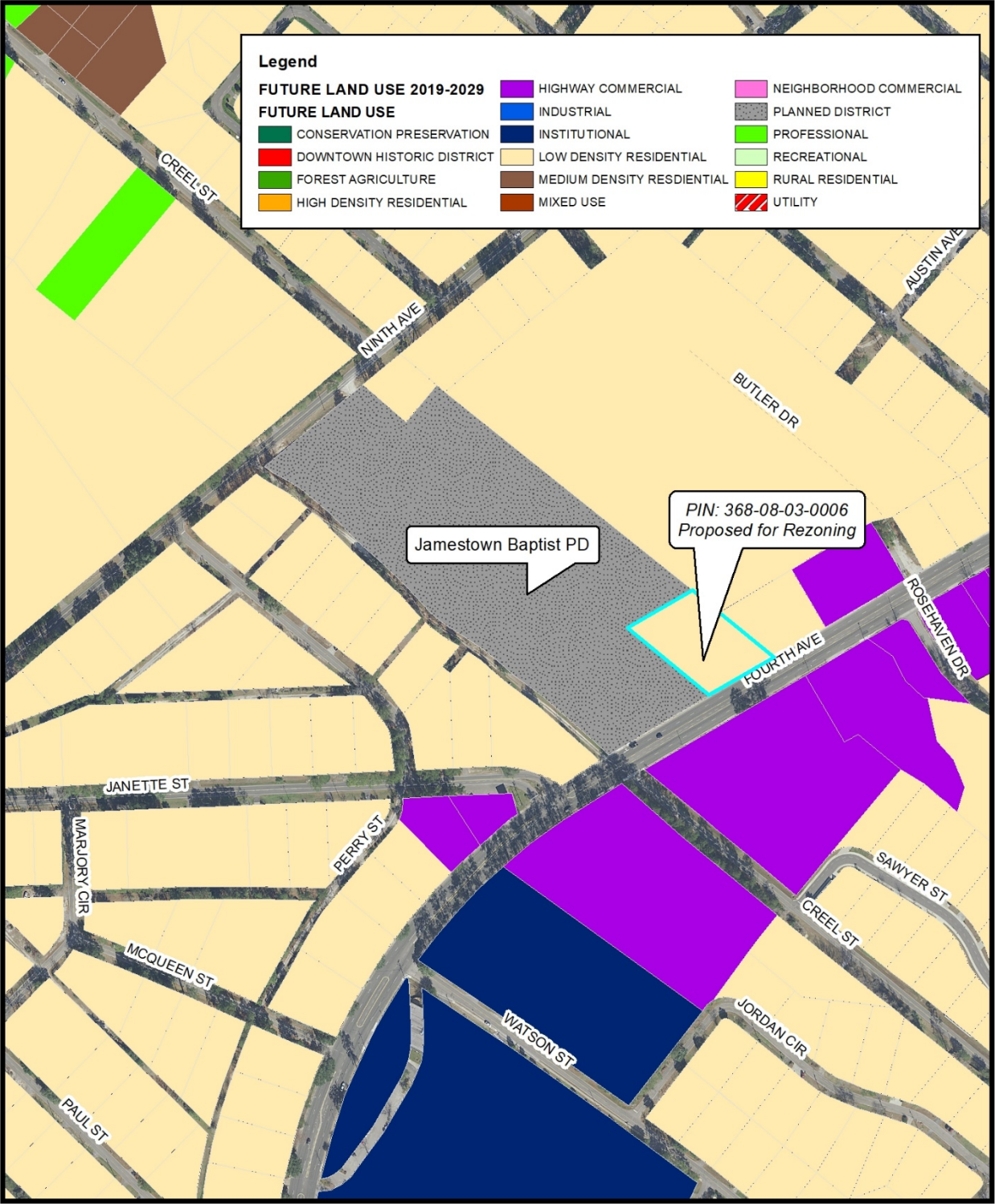


**PROPOSAL TO EXTEND JAMESTOWN BAPTIST PD
TO INCLUDE 1.01 ACRES LOCATED AT
2906 4TH AVE**



City of
CONWAY
SOUTH CAROLINA

Date: 11/24/2021 Time: 9:36:31 AM Path: \\cocc-fs01w310\REZONINGS\2021\21-0213 2916 4th Ave Jamestown Church\21-0213 JamestownBaptist.mxd





City of
CONWAY
GIS

Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



**PROPOSAL TO EXTEND JAMESTOWN BAPTIST PD
TO INCLUDE 1.01 ACRES LOCATED AT
2906 4TH AVE**



City of
CONWAY
SOUTH CAROLINA

Date: 11/24/2021 Time: 9:38:31 AM Path: \\coco-fs01\\4310\\REZONINGS\\2021\\P21-0213 2916 4th Ave Jamestown Church\\P21-0213 JamestownBaptist.mxd



Zoning Map Amendment Application

Incomplete applications will not be accepted.

ITEM IV.A.

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning Department
206 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

FAX: (843) 488-9890
www.cityofconway.com

Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. R-1 rezoning requests will not be charged a fee. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: 2916 4th Avenue FEE PAID ☐ YES ☒ NO

AREA OF SUBJECT PROPERTY (ACREAGE): 1.01 PIN: 368-08-03-0006

CURRENT ZONING CLASSIFICATION: R1

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: _____

REQUESTED ZONING CLASSIFICATION: PD

NAME OF PROPERTY OWNER(S):

Jamestown Baptist Church, Inc. PHONE # 843-248-4828

PHONE # _____

MAILING ADDRESS OF PROPERTY OWNER(S):

2916 4th Avenue, Conway, SC 29527

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

[Signature] Trustee
PROPERTY OWNER'S SIGNATURE(S)

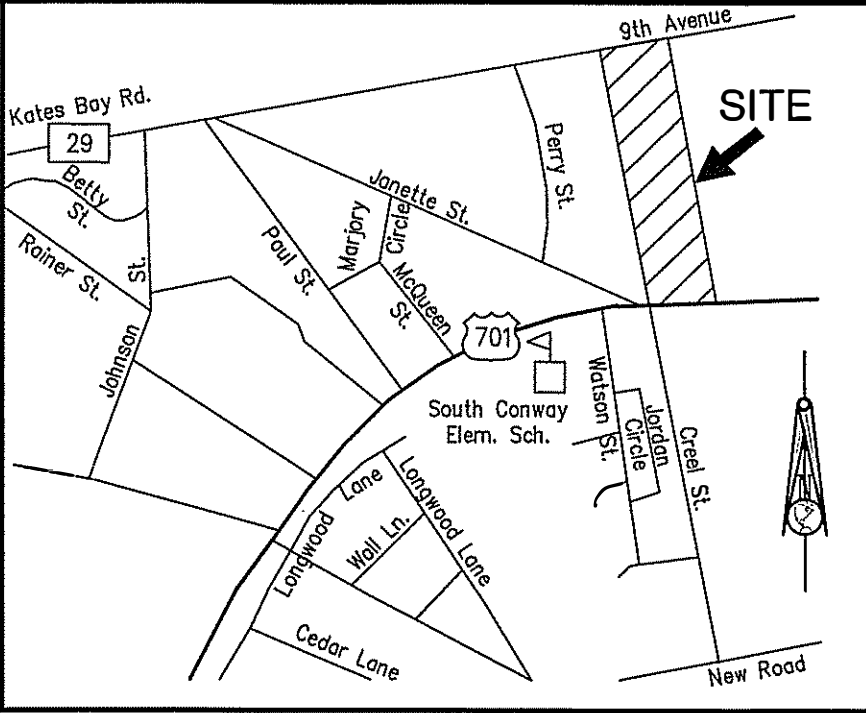
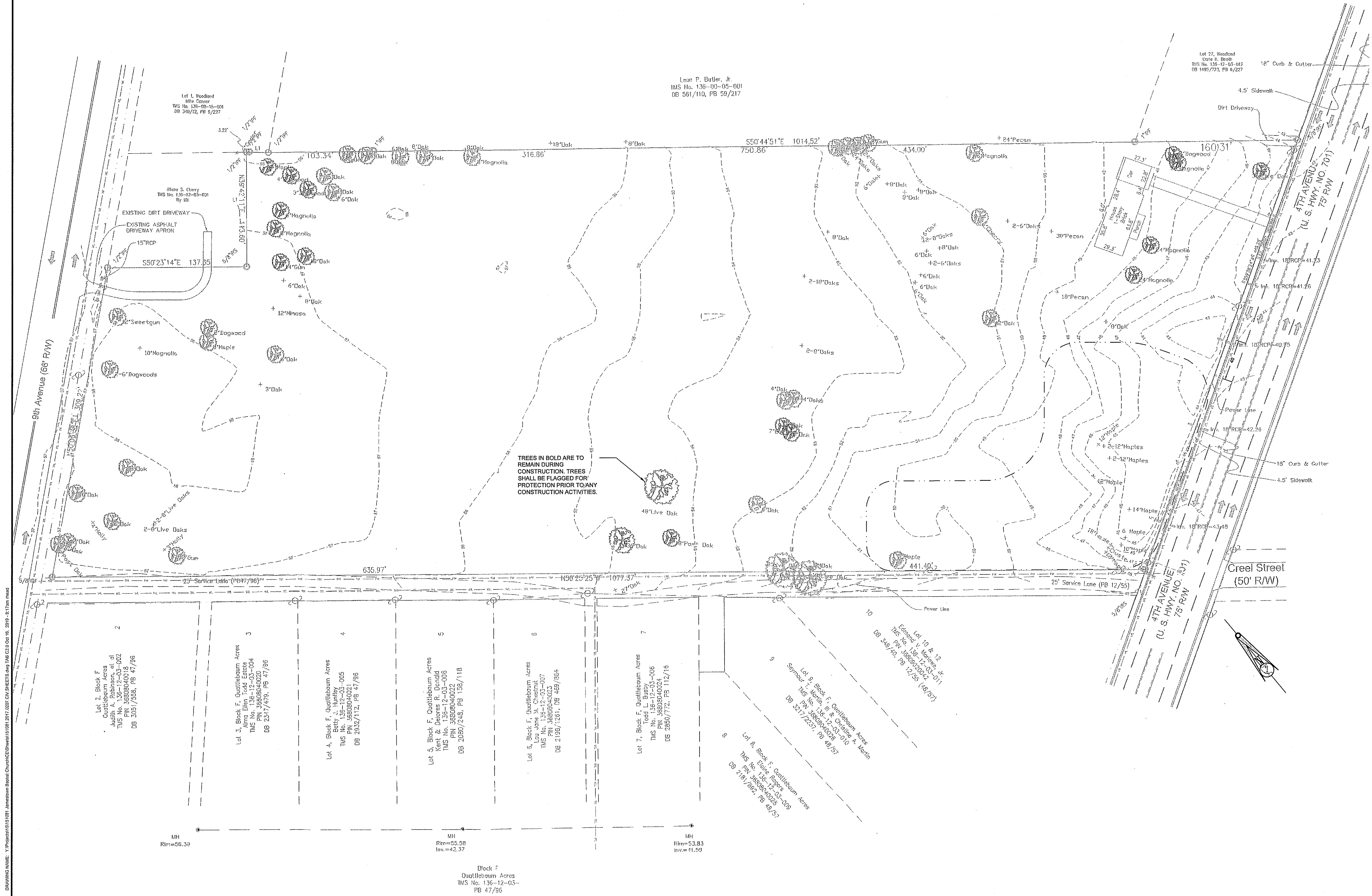
11/10/2021
DATE

PROPERTY OWNER'S SIGNATURE(S)

DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.

ITEM IV.A.

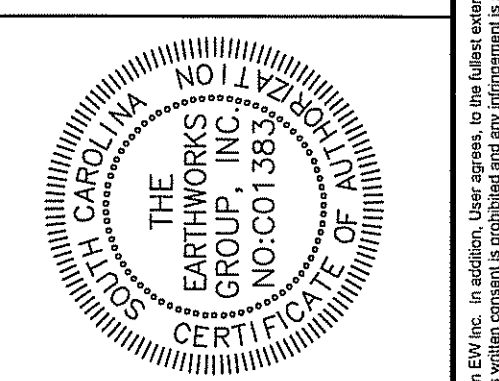
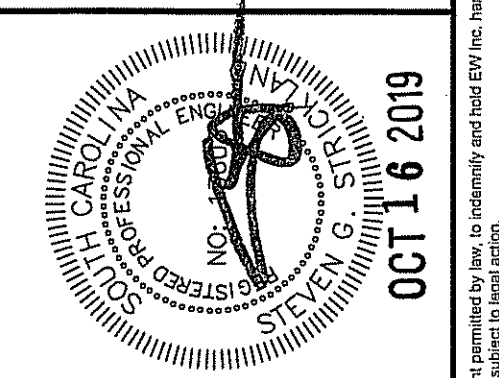


VICINITY MAP

OWNER NOTES:
DEVELOPER / OWNER - JAMESTOWN BAPTIST CHURCH
2501 9TH AVENUE
CONWAY, SC 29527

EARTHWORKS
planning and design consultants

11655 HIGHWAY 707
MURRELLS INLET, SC 29576
843.651.7900
(FAX) 843.651.7903
www.earthworksgroup.com



REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1	08/24/19	City of Conway Comments
2	10/09/19	City of Conway Comments
3	10/15/19	City of Conway Comments
4	05/10/19	Conway Comments
5	05/21/19	Conway Comments
6	08/16/19	Site Revision
7	07/23/19	SCDOT Comments
8	07/23/19	City of Conway Comments
9	08/16/19	City of Conway Comments
10	08/30/19	SCDOT Comments
11	08/30/19	SCDOT Comments
12	08/16/19	SCDOT Comments

PROJECT: 151081

DATE: 10/9/19

SCALE: 1"=50'

DESIGNED BY: SDP

DRAWN BY: SDP

CHECKED BY:

JAMESTOWN BAPTIST CHURCH

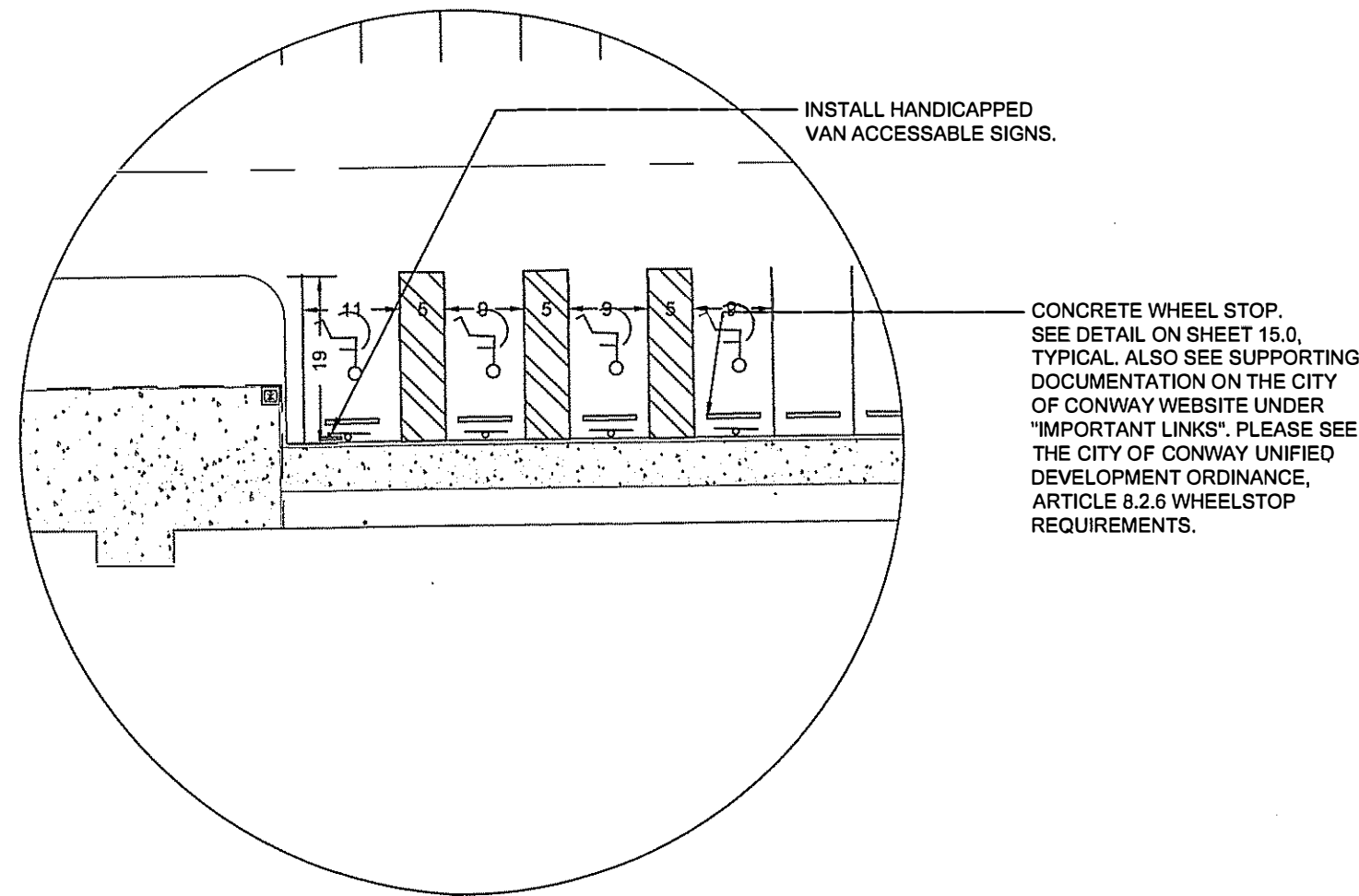
EXISTING CONDITIONS

PREPARED FOR: JAMESTOWN BAPTIST CHURCH, INC.
2501 9TH AVENUE
CONWAY, SC 29527

SHEET

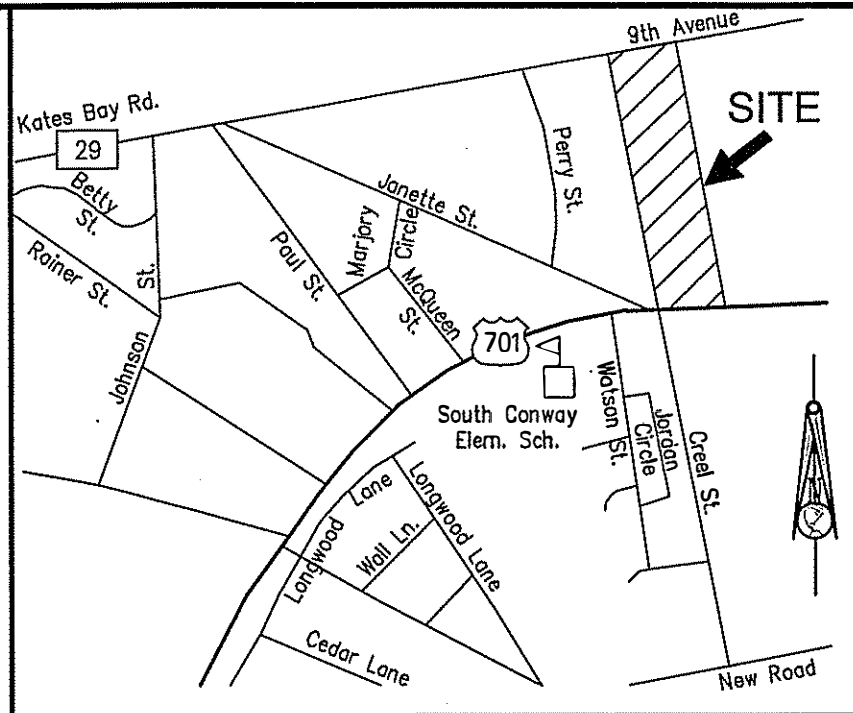
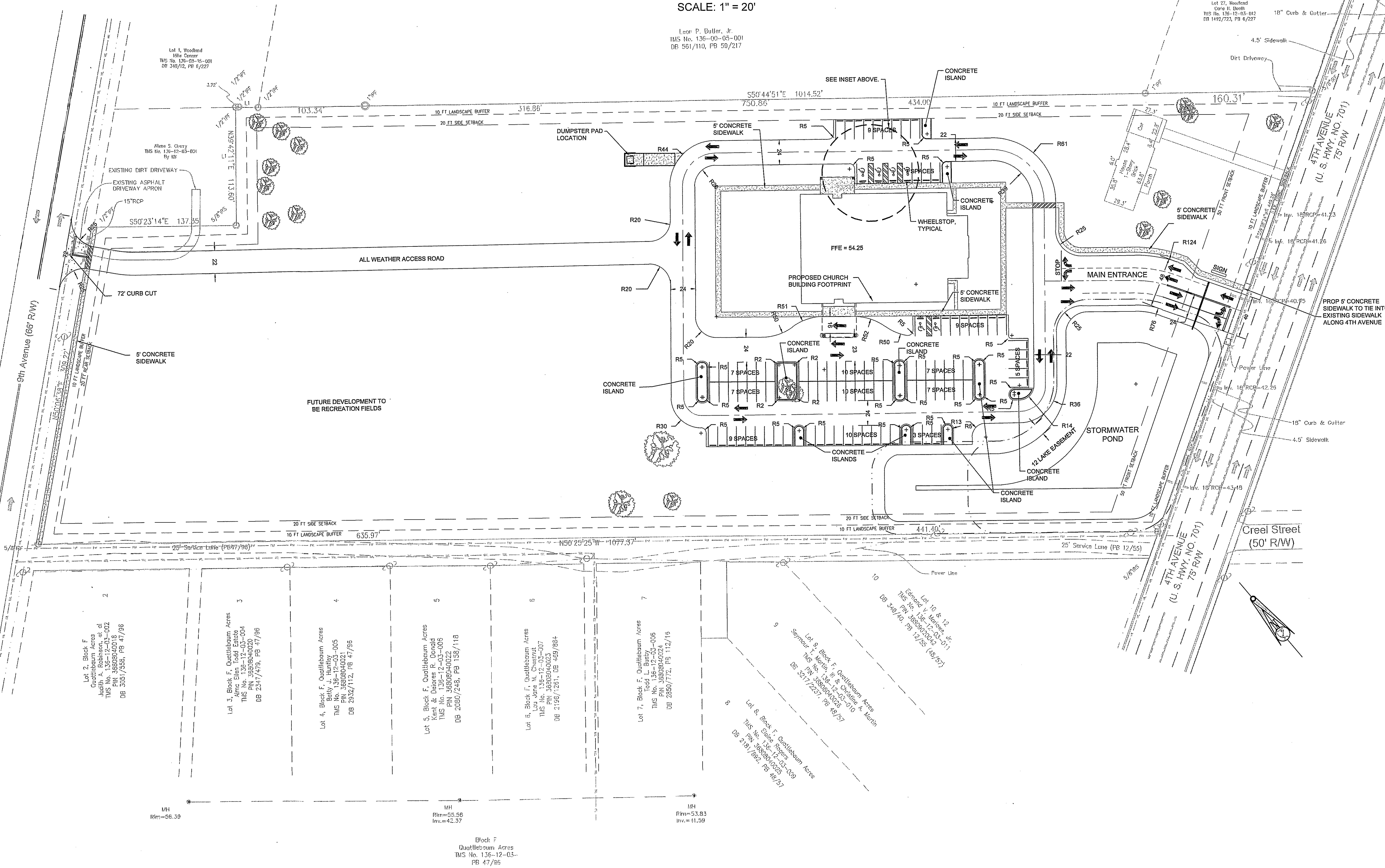
C2.0

ITEM IV.A.



HANDICAPPED PARKING INSET
SCALE: 1" = 20'

Lot 1, Woodland
TMS No. 136-00-03-001
DB 561/110, PB 59/217



VICINITY MAP

OWNER NOTES:
DEVELOPER / OWNER - JAMESTOWN BAPTIST CHURCH
2501 9TH AVENUE
CONWAY, SC 29527

GENERAL NOTES:
THIS PROPERTY IS KNOWN AS "NEW SITE FOR JAMESTOWN BAPTIST CHURCH"
THE MAJORITY OF THIS PROPERTY IS LOCATED IN
FLOOD ZONE X ACCORDING TO F.I.R.M. # 45051C0504 H
REVISED "AUGUST 23, 1999"
"X" FLOOD ZONE = 9.82 AC
PIN 368-08-03-0005 & 368-08-03-006

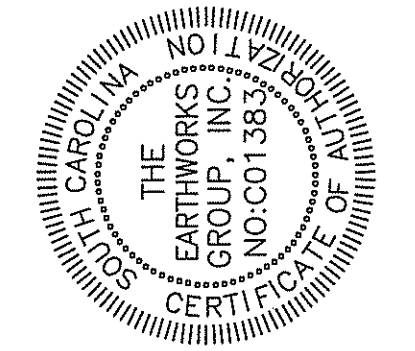
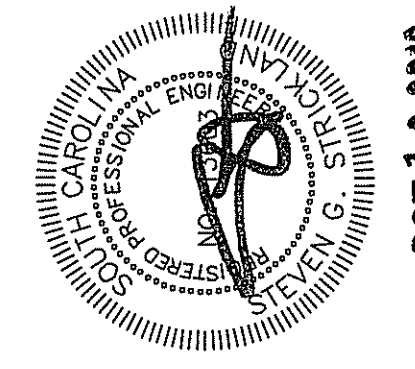
SITE DEVELOPMENT:
TOTAL ACRES = 10.40 AC (452,839.54 SF)
TOTAL DISTURBED AREA = 9.81AC (427,323.60 SF)
ZONING CODE = PD
WATER AND SEWER TO BE PROVIDED BY CITY OF CONWAY.

BUILDING SETBACKS:
FRONT SETBACK = 50'
SIDE SETBACK = 20'
REAR SETBACK = 20'
CORNER SETBACK 15'
MAXIMUM HEIGHT = 40'

BUILDING:
BUILDING FOOTPRINT = 15,980 SF
BUILDING HEIGHT = 33.9'

PARKING REQUIREMENTS (BUILDING):
500 SEATS (CHURCH BUILDING)
1 PARKING SPACE PER 6 SEATS
84 SPACES REQUIRED
94 PARKING SPACES PROVIDED
6 HANDICAPPED SPACES PROVIDED
TOTAL = 100 SPACES PROVIDED

EARTHWORKS
planning and design consultants
11655 HIGHWAY 707
MURRELLS INLET, SC 29576
843.651.7903
(FAX) 843.651.7903
www.earthworksgroup.com



REVISION SCHEDULE	
NO.	DATE: DESCRIPTION
13	09.24.19 City of Conway Comments
14	10.09.19 City of Conway Comments
15	10.15.19 City of Conway Comments
4	05.10.17 Conway Comments
5	09.21.19 Building Footprint Revision
6	09.21.19 Site Revision
7	09.18.19 SCOT Submission
8	07.18.19 SCOT Submission
9	07.23.19 City of Conway Comments
10	08.15.19 City of Conway Comments
11	08.30.19 City of Conway Comments
12	09.16.19 SCOT Comments

JAMESTOWN BAPTIST CHURCH
SITE PLAN
PREPARED FOR: JAMESTOWN BAPTIST CHURCH, INC.
2501 9TH AVENUE
CONWAY, SC 29527

PROJECT: 151081
DATE: 10/9/19
SCALE: 1"=50'
DESIGNED BY: SDP
DRAWN BY: SDP
CHECKED BY: