

*MAYOR*  
Barbara Jo Blain-Bellamy

*MAYOR PRO TEM*  
Justin D. Jordan



*COUNCIL MEMBERS*  
K. Autry Benton, Jr.  
Amanda Butler  
William M. Goldfinch IV  
Beth Helms  
Larry A. White

## PLANNING & DEVELOPMENT DEPARTMENT

### PLANNING COMMISSION AGENDA

Thursday, September 7, 2023 | 5:30 p.m.

Planning & Building Dept. Conference Room – 196 Laurel Street

#### I. CALL TO ORDER

#### II. MINUTES

- A. Approval of August 3, 2023 Planning Commission Meeting Minutes

#### III. PUBLIC INPUT

#### IV. OLD BUSINESS

##### A. ANNEXATION / REZONING REQUEST(S)

- 1. ***PREVIOUSLY DEFERRED*** ...(*items IV.B.3 – IV.B.6 from the July 13, 2023 agenda have been combined*) Request to annex *approximately 1,765 acres (+/-) of property located on or near the intersection of HWY 701 S and Pitch Landing Rd, Hwy 701 S and Wildair Circle, and Hwy 701 S, Pitch Landing Rd, and Blaze Trail* (PIN 381-00-00-0003, 381-08-01-0006, 381-08-04-0009, 381-08-04-0010, 380-00-00-0038, 403-00-00-0001, 403-00-00-0002, and 403-00-00-0022), and rezone from the Horry County Highway Commercial (HC), Commercial Forest Agriculture (CFA), and Community Retail Services (RE2) districts to the City of Conway Planned Development (PD) district.

##### B. LAND DEVELOPMENT AGREEMENT (Warden Station)

- 1. ***PREVIOUSLY DEFERRED*** ...Proposed development agreement by G3 Engineers and Shep Guyton (applicants) for development of property located on / near the intersection of Pitch Landing Rd and Hwy 701 S, known as the Warden Station tracts, containing +/-1765 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 HEARINGS

##### A. ANNEXATION / REZONING REQUESTS

- 1. ***DEFERRED to the October 5<sup>th</sup> meeting*** ...Request to annex approximately 15 acres of property located at 154 Winyah Rd (PIN 383-00-00-0339), and rezone from the Horry County Limited Industrial (LI) district to the City of Conway Heavy Industrial (HI) district.

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2. Request to annex approximately 2.38 (total) acres of property located at, and the vacant parcel adjacent to, **588 Hwy 544** (PIN's 382-04-04-0001 and 382-05-01-0001), and rezone from the Horry County Highway Commercial (HC) district to the City of Conway Highway Commercial (HC) district.
3. Request to annex approximately 1.46 (total) acres of property located at **610 Hwy 544 and 624 Hwy 544** (PIN's 382-05-01-0003 and 382-05-01-0004), and rezone from the Horry County Highway Commercial (HC) and Convenience & Auto-Related Services (RE3) district to the City of Conway Highway Commercial (HC) district.

#### **B. REZONING REQUESTS**

1. ***DEFERRED to the October 5<sup>th</sup> meeting*** ...Request to rezone approximately 4.2 acres of property located at **1520 Grainger Rd** (PIN 368-01-02-0027) from the Low/Medium-Density Residential (R-1) district to a Planned Development (PD) district.

#### **C. LAND DEVELOPMENT AGREEMENT(S)**

1. ***DEFERRED to the October 5<sup>th</sup> meeting*** ...Proposed Development Agreement by Lennar Carolinas, LLC and Thomas & Hutton, for proposed development of property located on **Highway 378, Juniper Bay Rd, and Dunn Shortcut Rd**, to be known as the Tributary Planned Development (PD), and consisting of approximately 486 +/- acres (PIN #'s 336-00-00-0043, -0044, -0045, 336-13-04-0006, 336-14-04-0011, 336-15-03-0003, 337-00-00-0009, -0011, -0012, 337-08-01-0004, 370-00-00-0011, and 370-04-01-0004).

#### **D. TEXT AMENDMENTS**

1. ***DEFERRED*** ...Amendment to *Article 10 – Subdivision and Land Development*, of the City of Conway *Unified Development Ordinance (UDO)*, regarding various revisions to standards contained within *Article 10*, including but not limited to: review procedures, minor development & platting action requirements, subdivision design standards, parks & open space dedication, requirements for conservation subdivisions, required improvements, guarantee of required improvements, and general requirements.
2. Amendment to *Article 6 – Design Standards*, of the City of Conway *Unified Development Ordinance*, regarding the height limit in the Waccamaw Riverfront Districts 1 and 2 (WRD1 / WRD2).
3. Amendment to *Article 4 – Use Tables*, *Article 6 – Design Standards*, and *Article 10 – Subdivision and Land Development*, of the City of Conway *Unified Development Ordinance*, regarding requirements related to Conservation Subdivision Design.

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**VI. BOARD INPUT**

**VII. STAFF INPUT**

**VIII. UPCOMING MEETINGS**

<u>MEETING</u>	<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>	<u>ADDRESS</u>
Community Appearance Board (CAB)	September 13, 2023	4:00 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.
City Council	September 18, 2023	4:00 p.m.	City Hall	229 Main St.
Community Appearance Board (CAB)	September 27, 2023	4:00 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.
Board of Zoning Appeals (BZA)	September 28, 2023	5:30 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.
City Council	October 2, 2023	4:00 p.m.	City Hall	229 Main St.
Planning Commission (PC)	October 5, 2023	5:30 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.

**IX. ADJOURNMENT**