

MAYOR
Barbara Jo Blain-Bellamy

MAYOR PRO TEM
B. Alex Hyman



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

PLANNING DEPARTMENT

PLANNING COMMISSION AGENDA

Thursday, August 4, 2022 | 5:30 p.m.

Building & Planning Dept. Conference Room – 196 Laurel Street

I. CALL TO ORDER

II. MINUTES

A. Approval of July 14, 2022 Meeting Minutes

III. OLD BUSINESS

A. **SUBDIVISION REVIEW / DESIGN MODIFICATION.** *Previously tabled* – Collins Walk subdivision. The applicant, Thomas & Hutton, requests preliminary plan approval as well as design modifications regarding block lengths, dead-end streets, and open space suitability requirements, for Collins Walk, located on Church Street/Hwy 501 (PIN 337-03-03-0008).

IV. PUBLIC HEARINGS

A. ANNEXATIONS

1. Request from Middle Men Properties LLC to annex approx. 0.81 acres of property located on Hwy 378 (PIN 337-15-01-0017) and zone Highway Commercial (HC).
2. Request from MMH 378, LLC to annex approx. 0.82 acres of property located on Hwy 378 (PIN 337-15-01-0010) and zone Highway Commercial (HC).

B. REZONINGS

1. Request from Your Neighborhood Child Development Center to rezone approx. 3.5 acres of property located on Creel Street (PIN 369-05-02-0006) from Professional (P) to Neighborhood Commercial (NC).
2. Request from Peggy J Jones to rezone approx. 0.33 acres of property located at 1312 Forest View Rd (PIN 338-14-01-0030) from Low-Medium Density Residential (R1) to Professional (P).

C. TEXT AMENDMENTS

1. Proposed amendments to the Unified Development Ordinance (UDO) *Article's 2 – Definitions, 4 – Use Tables, 6 – Design Standards, 7 – Streets and Circulation, 9 – Landscaping and Buffer Requirements, and 10 – Subdivision and Land Development*, regarding development and design standards for major residential developments.

V. VOTING ITEMS (NO PUBLIC HEARING REQUIRED)

A. STREET NAME REQUESTS

1. Proposed street name for a new road between 16th Avenue and the Sports and Fitness Center.
2. Ironwood Drive – Proposed (replacement) street name for the Woodside Crossing Development located on Four Mile Road.

B. SUBDIVISION REVIEWS

1. *Elmhurst Phase 5* – The applicant, Jimmy Gerald, is requesting preliminary plan approval, street name approval and design modifications for Phase 5 of the Elmhurst development, located on Medlen Parkway (PIN 338-00-00-0004).

VI. DISCUSSION ITEMS (NO PUBLIC HEARING REQUIRED)

- A.** Discussion regarding the draft Conway Pathways and Trails Plan.
- B.** Discussion regarding proposed amendments to *Article 6 – Design Standards*, of the *Unified Development Ordinance (UDO)*, to increase the maximum height limit for parcels zoned Highway Commercial (HC) in the Gateway Corridor Overlay (GCO).

VII. PUBLIC INPUT

VIII. ADJOURNMENT