



**PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING AGENDA**

Thursday, January 4, 2024 | 5:30 p.m.

Planning & Building Dept. Conference Room – 196 Laurel Street

I. CALL TO ORDER – 5:30 p.m.

II. ELECTION OF OFFICERS

III. MINUTES

- A. Approval of November 27, 2023 Planning Commission Meeting Minutes

IV. PUBLIC INPUT

V. SUBDIVISIONS

- A. **Mills Pointe** (PIN's 368-01-01-0009 & 368-01-01-0013) – requesting preliminary plan approval.

VI. PUBLIC HEARINGS

A. ANNEXATION & REZONING / FUTURE LAND USE MAP AMENDMENT REQUEST(S)

1. Request to annex approximately 8.96 acres of property located at/near the intersection of Hwy 501 (Church St) and Mill Pond Rd (PIN 338-10-01-0015), and rezone from the Horry County Highway Commercial (HC) district to the City of Conway Highway Commercial (HC) district.
2. Request to amend the City's Future Land Use Map (FLUM) of the City of Conway Comprehensive Plan (2035), relative to property located at/near the intersection of Hwy 501 (Church St) & Mill Pond Rd (PIN 338-10-01-0015), consisting of approx. 8.96 acres, from the Conservation Preservation (CP) district to the Highway Commercial (HC) and Conservation Preservation (CP) districts.
3. **PREVIOUSLY DEFERRED** ...Request to annex and/or rezone approximately 486 +/- acres of property, located at or near the corner of HWY 378 & Juniper Bay Rd, HWY 378 & Airport Rd, Hwy 378 & Dayton Dr., and on Dunn Shortcut Rd (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), and rezone from the Horry County Commercial Forest Agriculture (CFA), Horry County Highway Commercial (HC), Horry County Residential, no mobile homes allowed (SF40), the City of Conway Heavy Industrial (HI), City of Conway Low/Medium-Density Residential (R-1), and City of Conway High-Density Residential (R-3) districts to the City of Conway Planned Development (PD) district.



B. LAND DEVELOPMENT AGREEMENT(S)

1. **PREVIOUSLY DEFERRED** ...Proposed Development Agreement by Lennar Carolinas, LLC and Thomas & Hutton, for proposed development of property located on Hwy 378 & Juniper Bay Rd, Hwy 378 & Airport Rd, Hwy 378 & Dayton Dr., 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).

C. REZONING REQUEST(S) / FUTURE LAND USE MAP AMENDMENT(S)

1. **REQUESTING DEFERRAL**...Request to rezone approximately 0.24 acres of property located at 610 Main Street (PIN 338-13-02-0035) from the Low/Medium-Density Residential (R-1) district to the Professional (P) district.
2. **DEFERRED**...Request to amend the City’s Future Land Use Map (FLUM) of the City of Conway Comprehensive Plan (2035), relative to property located at 610 Main Street (PIN 338-13-02-0035), consisting of approx. 0.24 acres, from the Low/Medium-Density Residential (R-1) district to the Professional (P) district.

VII. BOARD INPUT

VIII. STAFF INPUT

IX. UPCOMING MEETINGS

<u>MEETING</u>	<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>	<u>ADDRESS</u>
City Council	January 16, 2023	4:00 p.m.	City Hall	229 Main St.
Community Appearance Board (CAB)	January 10, 2024	4:00 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.
Community Appearance Board (CAB)	January 24, 2024	4:00 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.
Board of Zoning Appeals (BZA)	January 25, 2024	5:30 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.

X. ADJOURNMENT