

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
PLANNING COMMISSION AGENDA**

Thursday, November 2, 2023 | 5:30 p.m.

Planning & Building Dept. Conference Room – 196 Laurel Street

I. CALL TO ORDER

II. MINUTES

A. Approval of October 5, 2023 Planning Commission Meeting Minutes

III. PUBLIC INPUT

IV. SUBDIVISIONS

A. **Riverwood at Sherwood Forest** – requesting a design modification and preliminary plan approval.

B. **Kingston Oaks, Phase 2** – requesting street name approval and preliminary plan approval.

V. PUBLIC HEARINGS

A. REZONING REQUEST(S)

1. **WITHDRAWN** ...Request to rezone approximately 4.2 acres of property located at **1520 Grainger Rd** (PIN 368-01-02-0027) from the Low/Medium-Density Residential (R-1)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.

B. ANNEXATION/REZONING REQUEST(S)

1. **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, Dayton Drive, 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.

C. LAND DEVELOPMENT AGREEMENT(S)

1. **PREVIOUSLY DEFERRED** ...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-

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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 AMENDMENT(S)

1. Amendment to *Article 11 – Definitions and Article 5 – Specific Use Regulations*, of the City of Conway *Unified Development Ordinance (UDO)*, regarding the requirements for electric vehicle charging stations and associated service equipment.

VI. DECEMBER PLANNING COMMISSION DATE

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	November 6, 2023	4:00 p.m.	City Hall	229 Main St.
Community Appearance Board (CAB)	November 15, 2023	4:00 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.
Board of Zoning Appeals (BZA)	November 16, 2023	5:30 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.
City Council	November 20, 2023	4:00 p.m.	City Hall	229 Main St.
Planning Commission (PC)	December 7, 2023	5:30 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.

X. ADJOURNMENT