

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 SPECIAL MEETING AGENDA
Monday, November 27, 2023 | 5:30 p.m.
Planning & Building Dept. Conference Room – 196 Laurel Street

I. CALL TO ORDER – 5:30 p.m.

II. MINUTES

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

III. PUBLIC INPUT

IV. PUBLIC HEARINGS

A. ANNEXATION/REZONING REQUEST(S)

1. Request to annex approximately 9.24 acres of property located at 2325 Hwy 501 East (PIN 383-11-01-0004), and rezone from the Horry County Highway Commercial (HC) district to the City of Conway Highway Commercial (HC) district.
2. **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.

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 **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).

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 **WITHDRAWN** ...Request to rezone approximately 4.2 acres of property located at 1520 Grainger Rd (PIN 368-01-02-0027) from the Low/Medium-Density Residential (R-1)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

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a Planned Development (PD) district.

2. Request to rezone approximately 1.84 acres of property located at/near the corner of Medlen Parkway & Oak Street (PIN 338-02-01-0038) from City of Conway Neighborhood Commercial (NC) to Medium Density Residential (R-2).

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.

V. DESIGN MODIFICATION(S)

- A. **2208 Sixth Ave** – requesting a design modification to allow a structure to be constructed on an existing lot of record that lacks the required frontage onto a publicly maintained (and improved) street.
- B. **Riverwood at Sherwood Forest (subdivision)**– requesting a design modification to allow a portion of a property that is currently split-zoned to be subdivided as part of a major subdivision.

VI. SUBDIVISIONS

- A. **Riverwood at Sherwood Forest** – requesting preliminary plan approval.
- B. **Kingston Oaks, Phase 2** – requesting preliminary plan approval, including approval of street names.
- C. **Coastal Point West, Phase 2** – Letter of Credit renewal and reduction

VII. DECEMBER PLANNING COMMISSION MEETING

VIII. 2024 PLANNING COMMISSION MEETING SCHEDULE

IX. BOARD INPUT

X. STAFF INPUT

XI. UPCOMING MEETINGS

<u>MEETING</u>	<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>	<u>ADDRESS</u>
City Council	December 4, 2023	4:00 p.m.	City Hall	229 Main St.
Community Appearance Board (CAB)	December 13, 2023	4:00 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.
Board of Zoning Appeals (BZA)	December 14, 2023	5:30 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.

XII. ADJOURNMENT