

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 (*revised*)

Thursday, October 5, 2023 | 5:30 p.m.

Planning & Building Dept. Conference Room – 196 Laurel Street

I. CALL TO ORDER

II. MINUTES

- A. Approval of September 7, 2023 Planning Commission Meeting Minutes

III. PUBLIC INPUT

IV. PUBLIC HEARINGS

A. TEXT AMENDMENTS

1. Amendment to *Article 11 – Signage*, of the City of Conway *Unified Development Ordinance (UDO)*, regarding Sign Standards in Residential and Non-Residential Zoning District, as well as requirements for Electronic Message Centers (EMC's) / Light Emitting Diodes (LED) signs with digital/animated display.
2. Amendment to *Article 5 – Specific Use Regulations*, of the City of Conway *Unified Development Ordinance (UDO)*, regarding the requirements for religious institutions.
3. Amendment to *Article 7 – Streets and Circulation*, *Article 10 – Subdivision and Land Development*, and *Article 12 – Nonconformities*, of the City of Conway *Unified Development Ordinance (UDO)*, regarding the requirements for installation of sidewalks.

B. REZONING REQUEST(S)

1. **DEFERRED** ...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. ANNEXATION/REZONING REQUEST(S)

1. **PREVIOUSLY DEFERRED** ...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.
2. **DEFERRED** ...Request to annex approximately 445 +/- acres of property, located **at or near the corner of Hwy 378 & Juniper Bay Rd**, and on **Dunn Shortcut Rd** (PIN's 336-00-00-0043, -0044, 336-13-04-0006, 336-14-04-0011, 336-15-03-0003, 337-00-00-0009, -0011, and 370-04-01-0004), and rezone from the Horry County Commercial Forest Agriculture (CFA), Highway Commercial (HC), and Residential, no mobile homes allowed (SF40) districts to the City of

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Conway Planned Development (PD) district, as well as a request to rezone approximately 40.53 +/- acres of property located on Highway 378, Dayton Drive, and Dunn Shortcut Rd (PIN's 336-00-00-0045, 370-00-00-0011, -0012, and 337-08-01-0004) from the City of Conway Heavy Industrial (HI), High-Density Residential (R-3) and Low/Medium-Density Residential (R-1) districts to the City of Conway Planned Development (PD) district.

D. LAND DEVELOPMENT AGREEMENT(S)

1. **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).

V. BOARD INPUT

VI. STAFF INPUT

VII. UPCOMING MEETINGS

| <u>MEETING</u> | <u>DATE</u> | <u>TIME</u> | <u>LOCATION</u> | <u>ADDRESS</u> |
|----------------------------------|-------------------|-------------|---|----------------|
| Community Appearance Board (CAB) | October 11, 2023 | 4:00 p.m. | Planning & Building Dept. Conference Room | 196 Laurel St. |
| City Council | October 16, 2023 | 4:00 p.m. | City Hall | 229 Main St. |
| Community Appearance Board (CAB) | October 25, 2023 | 4:00 p.m. | Planning & Building Dept. Conference Room | 196 Laurel St. |
| Board of Zoning Appeals (BZA) | October 26, 2023 | 5:30 p.m. | Planning & Building Dept. Conference Room | 196 Laurel St. |
| 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. |
| City Council | November 20, 2023 | 4:00 p.m. | City Hall | 229 Main St. |
| Planning Commission (PC) | November 2, 2023 | 5:30 p.m. | Planning & Building Dept. Conference Room | 196 Laurel St. |

VIII. ADJOURNMENT