

**CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, January 6, 2022
Public Safety Building – 1600 Ninth Ave**

Present: David Sligh, Kendall Brown, Chris Guidera, Brantley Green, Brian O'Neil, Julie Hardwick, Danny Hardee

Absent: Gloria Robinson-Cooper, Jessica Wise

Staff: Kym Wilkerson, Zoning Administrator; Anne Bessant, Planning Assistant

Others: Ricky Montgomery, Alex Montgomery

I. CALL TO ORDER

Chairman Green called the meeting to order at 5:25 p.m.

II. ELECTION OF OFFICERS

Sligh made a motion to elect Green as the Chairman and O'Neil as Vice Chairman of the Planning Commission for 2022. Guidera seconded the motion and the motion carried unanimously.

III. APPROVAL OF MINUTES

Sligh made a motion, seconded by O'Neil to approve the November 30, 2021 minutes as written. The vote in favor was unanimous. The motion carried.

IV. REZONING

- A. PDN Enterprises Inc: Request to rezone approximately 182.22 acres of property located along Highway 378 (PIN# 369-00-00-0044) from Low/Medium Density Residential (R1) to Light Industrial (LI).

Wilkerson stated that on December 15, 2021, PDN Enterprises Inc. filed an application for rezoning of property located along Highway 378 (PIN 369-00-00-0044) and request to

rezone from City of Conway Low/Medium Density Residential (R1) to Light Industrial (LI).

The intent of the LI District is to provide areas for light industrial uses, such as manufacturing, processing, repairing of goods, wholesaling, storage, packaging, distribution and retailing while ensuring adjacent and nearby properties are not adversely impacted.

The Comprehensive Plan identifies this parcel as Industrial and Low/Medium Density Residential on the Future Land Use Map.

Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review.

Ricky Montgomery, agent for PND Enterprises Inc further explained the request.

Green inquired about wetland information. Montgomery stated they have had a wetland study and boundary study completed already.

Sligh had concerns about the property side abutting residential parcels being zoned LI. Montgomery stated property owner may look to pick up other property around this one, so it's not one segmented piece.

There was no public input.

Green made a motion to recommend approval of this request to City Council as presented. Guidera seconded the motion and the motion carried unanimously.

V. SUBDIVISIONS

A. Collins Walk – street names

Wilkerson stated Collins Walk, a proposed 161-unit townhome development on Hwy 501 (Church Street), is currently being reviewed by the Technical Review Committee (TRC). While the plan is still in the conceptual (sketch plan) review stage, the applicant is seeking approval of the following street names, which have been reserved by Horry County Addressing: American Shad Street, Amethyst Court, Blue Granite Lane, Blueback

Herring Way, Bluegill Street, Cascade Run, Fluvial Way, Lucky Bream Place, Rainbow Trout Terrace, Redear Sunfish Avenue, Tourmaline Avenue, and Yellow Perch Place

Wilkerson noted that City Council will also need to approve the proposed development name, Collins Walk and if Planning Commission recommends approval of the applicant's requests, staff recommends that it be contingent upon final review and approval of the Technical Review Committee (TRC).

Sligh made a motion to recommend approval of this request to City Council as presented. Guidera seconded the motion and the motion carried unanimously.

VI. PUBLIC INPUT

None

VII. ADJOURNMENT

A motion was made to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 5:39 pm.

Approved and signed this 3 day of Feb., 2022.



Brantley Green, Chairman