

**CITY OF CONWAY  
PLANNING COMMISSION MEETING  
THURSDAY, APRIL 1, 2021  
PUBLIC SAFETY FACILITY - 5:30 P.M.**

Present: Brantley Green, David Sligh, Jessica Wise, Chris Guidera, Gloria Robinson-Cooper

Absent: Brian O’Neil, Mark Stanley, Kendall Brown, John Thomas

Staff: Mary Catherine Hyman, Deputy City Administrator / Planning and Development Director;  
Jessica Hucks, Planner; Alicia Shelley, Planning Assistant

Others: Victor R. Williams & Ray Pinson, Santee Cooper; Sara Rich, CCU’s Bicycle Advisory  
Council; Steve Powell, Venture Engineering; Clint Richardson, Beverly Homes

**I. CALL TO ORDER**

Chairman Green called the meeting to order at 5:32 p.m.

**II. APPROVAL OF MINUTES**

Guidera made a motion, seconded by Sligh to approve the March 4, 2021 minutes as written. The vote in favor was unanimous. The motion carried.

**III. REZONINGS**

- A. Request to rezone a total of approximately 88 acres of property located along Highway 501 and Medlen Parkway - PIN 338-00-00-0001 from City of Conway Institutional (IN) to City of Conway Medium Density Residential (R2) consisting of 62.73 acres, High Density Residential (R3) consisting of 17.65 acres, 5.9 acres to Highway Commercial (HC); and PIN 337-05-02-0005 consisting of approximately 1.72 acres from City of Conway Low Density Residential (R1) to Highway Commercial (HC).

Hyman stated that staff received this rezoning request and is in the process of reviewing plans.

Steve Powell further explained the request and stated that there are no deed restrictions on these parcels.

Guidera made a motion to recommend approval to City Council as presented. Wise seconded the motion and the motion carried unanimously.

**IV. SUBDIVISIONS**

- A. White Oak Estates – preliminary review and approval of street names

Hucks stated that the applicant is seeking preliminary approval of this 3.83 acre development, consisting of 16 lots and zoned R2. The required amount of open space is .32 acres, and since it is less than one acre, the applicant shall pay a fee in lieu, in accordance with Section 10.3.9 (B) of the UDO. The name of the subdivision, White Oak Estates, is scheduled to go to City Council for review and approval on April 5<sup>th</sup>.

Hucks said that the applicant is also requesting approval of the following street names: Tiger Run Lane, Wild Oak Land and Tiger Tail Road. Horry County has reserved these names for the development as well.

Wise asked if this was in the Village Corridor. Hucks said yes and those requirements would have to be met.

Sligh made a motion to approve the request as presented. Guidera seconded the motion and the motion carried unanimously.

- B. Woodside Crossing – preliminary review, block and cul-de-sac length modification, open space review, and approval of street names.**

Hucks stated that the applicant is requesting preliminary approval of a 413 lot subdivision, a modification of cul de sac and block lengths, open space design review, as well as street name approval for the development located on Four Mile Road, called Woodside Crossing.

Hucks gave the board the following information:

**Preliminary review.** The applicant is seeking preliminary approval of this development, containing 413 lots and zoned Medium-Density Residential (R-2). The total acreage of the development is 173.16 acres. The required amount of open space is 8.26 acres. The development is proposed to be developed in 3 phases. Phase 1 contains 142 lots, phase 2 contains 152 lots, and phase 3 contains 119 lots. The name of the subdivision, *Woodside Crossing*, will need City Council approval, and is scheduled for Council review and approval on April 5th.

**Block and Cul-de-sac length modification.** The applicant is also requesting block length and cul-de-sac length waivers. Per *Section 7.1.10 – Blocks*, of the UDO, blocked shall not be less than 400 nor more than 1,200 feet in length, except as Planning Commission considers necessary to secure efficient use of land or desired features of street pattern. Per *Section 7.1.11 – Cul-de-sacs*, of the UDO, cul-de-sacs shall not exceed 800 feet in length, unless necessitated by topography or property accessibility and approved by the Planning Commission. Below are the block lengths and cul-de-sac lengths for which the applicant is requesting the modifications: Block Length: Silverbirch Road – approx. 385 feet in length; Block Length: Turpentine Road – approx. 376 feet in length; Block Length: Royal Oak Drive – approx. 140 feet in length; and Cul-de-sac: Graybirch Drive – approx. 1,150 feet in length.

**Street Names.** The applicant is also requesting approval of the following street names, which have been approved by Horry County Addressing and reserved for this development): Graybirch Drive, Silverbirch Drive, Bald Cypress Drive, Royal Oak Drive, Lightwood Drive, Deadwood Drive, Turpentine Road, Stump Road, Fallow Circle, Yellowbirch Circle, Woodside Drive, and Tarkiln Drive.

**Open Space design.** The required open space for this development is 8.26 acres. The amount of open space provided is 9.72 acres. However, there are several areas of open space that do not meet

the standards of *Section 10.3.9 – Park and Open Space Dedication*, of the UDO. In accordance with *Section 10.3.9, C. Parks and Open Space Suitability (7)*, Planning Commission may accept any suitable land which meets an entirely different set of criteria when in its opinion such land meets the purpose of this section in providing for the particular circumstances and needs of the development and neighborhood. Below is a breakdown of general open space suitability requirements: (1) *Unity*: the preferred land should be one parcel with a width not significantly greater than the depth. The minimum size of any individual open space should be 1 acre. If less than 1 acre, then all required open space shall be provided in 1 parcel with a width not significantly greater than the depth. (2) *Location*: the preferred land should be centrally located relative to the development and neighborhood. (3) *Accessibility*: the preferred land should have easy, direct access to the public street system and be accessible by both vehicular and pedestrian traffic. (4) *Usability*: the preferred land should be usable for active recreation facilities and/or passive open space. (5) *Connectivity*: Open space should be located, if possible, to take advantage of other existing or planned open space, trails, sidewalks, recreational amenities, or bike paths within the immediate area. (6) *Conformity*: The open space should complement and meet the objectives of the City of Conway Greenway Plan and the Recreation & Open Space element goals of the Comprehensive Plan. *This suitability requirement needs to be updated*: Open Space area #1 – 4.11 acres in size. Does not meet #2, #3 or #5. Open Space area #2 – 0.36 acres in size. Does not meet #1, #2, or #5. Open Space area #3 – 0.47 acres in size. Does not meet #1, #2, #3 or #5. Open Space area #4 – 0.62 acres in size. Does not meet #1, #2, #3 or #5. Open Space area #5 – 1.04 acres in size. This area is compliant with open space suitability requirements. Open Space area #6 – 2.04 acres in size. Does not meet #2, #3 or #5. Open Space area #7 – 1.08 acres in size. Does not meet #2, #3, or #5

The applicant has requested to install a walking trail inside the required 15' landscape buffer between open space areas 6 and 7, with pedestrian access *only* from beside lot #1, off Woodside Drive. They have also requested to create *pedestrian* access easements for all open space areas which do not comply with suitability requirement 3 (accessibility). Staff has concerns with an access easement being created on residential lots for pedestrians to access open space within the development rather than to connect the open space directly with the pedestrian access (platted together). There should also be something installed (*i.e.* walkways, paths, signage, etc.) to identify these accesses.

Clint Richardson, applicant further explained the request.

After much discussion with the applicant, the board had some concerns with the open space design, and the block and cul de sac length.

Green made a motion to approve the street names and then bring back the preliminary review, block and cul de sac lengths and open space design once the applicant has reviewed with the engineer. Sligh seconded the motion and the motion carried unanimously.

#### C. Rivertown Row North – street names

Hucks stated that Rivertown Row North, a proposed 211-lot subdivision on Cultra Road, received preliminary approval by Planning Commission in August of last year. Now, the applicant is requesting approval of the following street names: Rivolet Drive, Crooked Brook Drive, Cypress Shoal Drive, Troubadour Drive, River Brooks Drive, River Grove Drive and Little Bay Drive. Horry County Addressing has reserved these names for this development as well.

Wise asked if this parcel was in the Village Corridor Overlay. Hucks said yes and those requirements will have to be met.

Green made a motion to approve the request as presented. Guidera seconded the motion and the motion carried unanimously.

## **V. 540 REVIEW**

### **A. Santee Cooper – diesel generating units**

Hyman stated that Pursuant to Section 6-29-540 of the 1994 S.C. Planning Enabling Legislation, the Planning Commission is required to review proposals for all new public facilities. Santee Cooper intends to relocate four diesel generation units to 501 Liz Lane (PIN 369-00-00-0028). Site plans will be submitted to the city of review by the TRC, which consist of all departments within the city. She then said that they are going through the annexation process at this time and will have 2 reading at Council.

Ray Pinson, applicant further explained the request. He said that they are closing the Winyah Station. They have also sent direct mailers to adjacent land owners.

Green made a motion to approve the request as presented. Guidera seconded the motion and the motion carried unanimously.

## **VI. COMPREHENSIVE PLAN**

### **A. Public Hearing of the Transportation Element**

Hucks stated that the Transportation element was originally included in the Community Facilities Element. The Transportation Element considers transportation facilities including major road improvements, new road construction, and pedestrian and bicycle projects. This element must be developed in coordination with the Land Use Element to ensure transportation efficiency for existing and planned development. CCU's Bicycle Advisory Council, GSATS, Coast RTA, City of Conway Police Department, City of Conway Public Works Department, Horry County Planning and the Conway Area Chamber of Commerce have reviewed and offered comments, which staff has incorporated into the element. A draft was reviewed at the February 4 and March 4 Planning Commission meetings. Another public hearing is scheduled for April 19 at City Council first reading.

Hucks then told the board what was updated and showed them the hot spot slides.

Sara Rich from the CCU BAC was present and thanked everyone for including them.

Green made a motion for recommendation of a Resolution to City Council for adoption of the Transportation Element. Guidera seconded the motion and the motion carried unanimously.

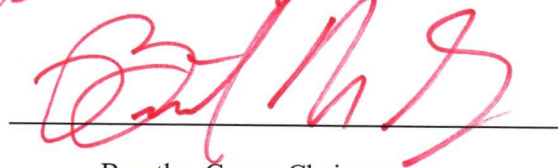
## **VII. PUBLIC INPUT**

Planning Commission  
April 1, 2021

**VIII. ADJOURNMENT**

A motion was made and seconded to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 6:23 p.m.

Approved and signed this 6 day of MAY, 2021.

A handwritten signature in red ink, appearing to be "Brantley Green", written over a horizontal line.

Brantley Green, Chairman