

**CITY OF CONWAY**  
**PLANNING COMMISSION MEETING**  
**THURSDAY, APRIL 6, 2023**  
**Planning & Building Dept. Conference Room – 196 Laurel Street**

Present: David Sligh, Brian O’Neil, Jessica Wise, Danny Hardee, Ellen Watkins, Kendall Brown

Absent: Samantha Miller, Julie Hardwick

Staff: Jessica Hucks, Planning Director; Brent Gerald, Planner; Anne Bessant, Planning Assistant; Jeff Leveille IT

Others: Tina Harbin, Johnathan Guiles, Darren Watts, Shonte Jordan, David Ellis, Daniel Ben-Yisrael, Nicole Sansing, Jim Neely, Jason Willworth, Roland Cockfield, Sha-Ren Jones, Donna Strickland, Aubrey Strickland, Jeff Guyton, Ana Ben-Yisrael, Wade Kennard, Billie Johnson & others

**I. CALL TO ORDER**

Chairman O’Neil called the meeting to order at 5:30 p.m.

**II. APPROVAL OF MINUTES**

Sligh made a motion, seconded by Brown to approve the March 2, 2023 minutes as written. The vote in favor was unanimous. The motion carried.

**III. SUBDIVISIONS**

**A. Street Name Reviews**

1. **Rose Estates**– The applicant, Sammy Gay, Venture Engineering, request preliminary approval of Rose Estates, a subdivision of PIN’s: 324-00-00-0006 & 294-15-03-0011, located at the intersection of Hwy 65 and Lite Road, as well as street name approval for two additional street names.

Hucks stated that at the March 2nd meeting, Planning Commission approved two street names (Oakwood Drive & Blueberry Drive) for this development, the other two names, originally proposed by the developer, were unavailable. The applicant is requesting approval of the following additional street names:

**Cottontail Drive**

**Cedarwood Lane**

Horry County has reserved these names, along with the two mentioned above, for this development.

The applicant is also seeking preliminary approval for this: 34.76-acres development, containing: 80 single-family lots, zoned: Low/Medium-Density Residential (R-1).

The subdivision name was approved by Council on: 1/17/23

This project is directly across the street from: Hainer Place, a 53-lot single-family development, given conditional preliminary approval, by Planning Commission, on: 3/2/23 and still being reviewed by TRC.

Both projects were granted sidewalk waivers by Council; Hainer Place on: 11/7/22 and Rose Estates on: 2/20/23.

An overall site plan is included in the packet for your review. The plans are still being reviewed by the Technical Review Committee (TRC).

Staff recommends approval of the requests. 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 approve items A.1. & B.1. as presented conditional to TRC approval. Wise seconded the motion and the motion carried unanimously.

2. **Mills Pointe** – The applicant, Earthworks, requests approval of street names for the Mills Pointe townhome development, located on Belladora Road (PIN preliminary approval of Rose Estates, a subdivision of PIN's: 368-01-01-0009 & -0013).

The Mills Pointe development, located on Belladora Rd, is a townhome development consisting of 78 units on 9.27 acres. The preliminary plans are still being reviewed by TRC. Preliminary plan review will be forthcoming at a future meeting date.

Street names:

The applicant is requesting approval of the following street names:

**Monument Drive**

**Fireproof Lane**

The above names were approved and reserved by Horry County Addressing for this development.

A site plan was included in the packet for review.

O'Neil made a motion to approve the request as presented. Wise seconded the motion and the motion carried unanimously.

## **B. Preliminary Plan Reviews / Design Modifications**

2. **Kingston Oaks, Phase 1** – The applicant, Jason Willwerth, Bolton & Menk Inc., requests preliminary approval of a 186-lot, single-family conservation subdivision on PIN: 295-00-00-0035, located along Collins Jollie Road, as well as design modifications to allow the roadway improvements (including; a street, sidewalks and street trees) to fall short of extending to the

project boundary at this time.

Hucks stated that this 72-acre parcel was split from the PIN: 295-00-00-0010 on: 1/4/22.

The name of the subdivision was approved by Council on: 1/3/23 and the street names approved by Planning Commission on: 1/5/23.

This project is the initial phase for one of the neighborhoods being developed within the Collins Jollie Development Agreement (a Conservation Subdivision) approved by Council on: 2/6/23... an overall site plan as well as the Master Plan for the development agreement are included in the packet for your review. Phase 1 consists of 186 single-family lots and zoned Low/Medium-Density Residential (R-1) on 72.94 acres.

Kingston Oaks is another development within the Collins Jollie Conservation Subdivision, and is a by-right development in the R-1 district. Applicants utilizing the conservation subdivision development design regulations shall comply with all other provisions of the UDO and all other applicable laws, except those that are incompatible with the provisions contained with the Conservation Subdivision ordinance (Sec. 10.4.1, A).

With regard to open space requirements, the Conservation Subdivision ordinance requires that 30% of the net buildable area be dedicated open space; however, it does not require that it be concentrated in one area or evenly across all tracts within the Master Plan, only that the total open space of all tracts contain 30% open space. This phase of Tract D of the Master Plan contains approx. 22 acres of open space (active, passive and water surface combined).

In addition to the preliminary approval, the following design modifications are being requested; Connectivity modification – Section 7.1.1 states that *“Proposed street layouts within the city limits shall interconnect... with adjoining development as often as possible. No dead-end streets shall be permitted, except... those required to provide a stub out for future connection.”*

While the connection between this phase of Kingston Oaks and the next phase is depicted in the Master Plan (which was incorporated into the development agreement), the applicant proposes to halt construction of a portion of Bear Oaks Loop so not to impact the wetlands along the project border at this time. The adjacent tract is also within the development agreement and intended to be a future phase of Kingston Oaks. The applicant has stated *“The remaining improvements will be bonded as part of the final plat at this time. Outstanding road improvements will be installed when the roadway through Kingston Oaks Ph2 is constructed and the temporary cul-de-sac can be removed”*

Sidewalk modification – Section 7.1.2 D states that *“A connecting system of sidewalks shall be provided on both sides of each local residential street”*. However, Sec. 7.1.9 requires that *“Street stubs in excess of 150 feet shall be provided with a temporary cul-de-sac turnaround”*.

Because both sections of Bear Oaks Loop are over 150-ft in length, all-weather temporary turnarounds will be required for emergency apparatus.

The northern section (pictured in the section above) is proposed to be a “T” or hammerhead cul-de-sac, whereas the southern section is proposing a “P” or offset cul-de-sac. The applicant has stated that “All required sidewalks and street trees will be installed up to the required temporary cul-de-sac. The remaining improvements will be bonded as part of the final plat at this time. The outstanding road improvements will be installed when the roadway through Kingston Oaks Ph2 is constructed and the temporary cul-de-sac can be removed”.

Street Tree Modification – Section 9.3.6 “*All properties which require the installation of sidewalks as set forth in Article 7 shall be required to install street trees in the public right-of-way at fifty feet intervals.*” Like the sidewalks, the installation of the required street trees is also being prohibited by the construction of the temporary cul-de-sacs. Yet, as stated in the section above, such landscaping will be financially guaranteed with this phase of development and installed as part of the next phase.

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).

Jason Willworth, applicant was present and further explained the request.

Sligh made a motion to approve the modifications conditional upon final review from TRC. Wise seconded the motion and the motion carried unanimously.

#### **IV. PUBLIC HEARINGS**

##### **A. COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT**

1. Amendment to the City of Conway 2035 *Comprehensive Plan*, to amend the Future Land Use Map, for property located at 1931 Fulmer Street (PIN 338-06-02-0042).

Hucks stated that the South Carolina Planning Enabling Act of 1994 defines the Comprehensive Plan adoption process for all jurisdictions in South Carolina. This is to ensure consistency with the public hearing and revision process for Comprehensive Plans. Section 6-29-510 of the SC Code of Laws addresses re-evaluation of the Comprehensive Plan, stating that the "local planning commission shall develop and maintain a planning process which will result in the systematic preparation and continual re-evaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction."

Since updating the Future Land Use Map of the Comprehensive Plan for the City in 2019, staff will occasionally review annexation and/or rezoning requests for zones that don't match the zone envisioned in the current Future Land Use Map (2019-2029). When a request is approved that is out of alignment with the Future Land Use Map of the Comprehensive Plan, the map must be updated to reflect this change.

In July 2021, Council passed an ordinance providing for a method by which the Comprehensive Plan, in particular the Future Land Use map, may be amended. Section 13.1.17 (E) of the UDO states that a proposed amendment to the Comprehensive Plan (the entire document or singular

elements) may be initiated by the City of Conway City Council, Planning Commission, Board of Zoning Appeals, Zoning Administrator, or Planning Director.

In the case of 1931 Fulmer Street (PIN 338-06-02-0042), currently zoned R-1, the Future Land Use Map (2019-2029) shows the property as continuing to be zoned R-1. The property contains a church, with several structures already existing. The property owner would like the zoning to be changed to a district that would accommodate a child daycare facility, and had previously requested the property to be rezoned to Highway Commercial (HC), as there is adjacent property that is zoned HC. There was a lot of concern from surrounding property owners regarding this property being zoned HC, although they were not concerned with the use of the property as a child daycare facility. Without a Future Land Use Map (FLUM) amendment, the property cannot be rezoned to another district other than a zoning consistent with the surrounding zoning or the Future Land Use Map, as that would be considered spot zoning.

Per Section 6.1.4 of the UDO, *“No tract(s) of land shall hereafter be rezoned for a zoning classification different from that of the surrounding properties unless such tract(s) is a minimum of three (3) acres in area. Tracts less than three (3) acres in area annexed into the City limits, may be zoned for a classification different from that of the surrounding in-city properties provided such zoning classification is consistent with the Future Land Use Map of the Conway Comprehensive Plan.”*

Amendments to the Comprehensive Plan, including Future Land Use Map (FLUM) amendments, require a 30-day public hearing notice, and requires a public hearing to be held by Planning Commission and City Council. The City Council public hearing on the FLUM amendment was advertised for the March 20th Council meeting, and the Planning Commission public hearing on the FLUM amendment was advertised for the April 6th Planning Commission meeting. Note: Final reading on the FLUM amendment and the rezoning request cannot occur until after Planning Commission has made a recommendation.

Per Sec. 3.2.7 of the UDO, *“the intent of the Professional (P) district is to accommodate office, institutional, and residential uses in areas whose character is neither exclusively business nor residential in nature. This district is intended to establish areas that provide professional services to the public, which do not materially detract from nearby residential areas. More specifically, this district should serve as a transitional zone between more intensive commercial areas and residential areas. This district is not intended for businesses that engage in retail sales.”*

Across the road from the subject property is a parcel (1909 Sessions Street) that was rezoned to HC in 2021. The remaining surrounding parcels are zoned R-1, and the neighborhood is primarily residential in nature.

The CURRENT future land use map of the Comprehensive Plan identifies the property as being Low/Medium Density Residential (R-1). The Unified Development Ordinance (UDO) defines R-1 as: *“The intent of the R-1 District is to provide for the preservation and expansion of areas for low*

*to medium density, detached single-family residential development in the City of Conway. The district shall present a relatively spacious character, promote quiet, livable neighborhoods, and prohibit uses that are incompatible with the residential nature of the surrounding area.”*

City Council gave first reading of the Future Land Use Map amendment at their March 20, 2023 meeting. Final reading is currently scheduled for the April 17, 2023 Council meeting, but can only do so if Planning Commission has made a recommendation.

Staff recommends approval of the Future Land Use Map amendment for the property located at 1931 Fulmer Street (PIN 338-06-02-0042).

There was no public input.

Wise made a motion, seconded by Sligh, to close public input. Motion carried unanimously.

Wise made a motion to recommend approval for this amendment to City Council as presented. Sligh seconded the motion and the motion carried unanimously.

## **B. ANNEXATION/REZONING REQUESTS**

- 1. Request to annex approximately 1.01 acres of property located near the intersection of HWY 501 and Four Mile Road (PIN 326-09-03-0002), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Highway Commercial (HC).**

Hucks stated that the applicant submitted an annexation and rezoning application for this property on February 13, 2023. The adjacent parcel (PIN 326-09-03-0003), directly on the corner of Hwy 501 and Four Mile Rd, was annexed into the City in 2017. The intent is to combine the parcels once annexation is complete. A sketch plan has been circulated for review by the Technical Review Committee for a convenience store, currently known as “Parker’s Kitchen” to be constructed on the property. A copy of this sketch plan has been included in your packet.

Per *Section 3.2.10* of the UDO, the intent of the HC District is to provide compatible locations to serve the automobile oriented commercial activities in harmony with major highway developments, reduce traffic congestions and to enhance the aesthetic atmosphere of the City.

The Comprehensive Plan also identifies this parcel as Highway Commercial (HC) on the Future Land Use Map.

The property directly on the corner of Four Mile Road and HWY 501 is already in the city, zoned HC, as well as property on the other side of Four Mile Rd and HWY 501. Property across HWY 501, at the intersection with HWY 548 is also zoned HC and is the location of Tractor Supply. Beside Tractor Supply is a motel, also zoned HC (in city limits). Hardee Family Holdings also owns property across Hwy 501 – also zoned HC – that was annexed last year.

The request is consistent with the Future Land Use Map of the City's Comprehensive Plan, as well as the zoning of the surrounding area(s). Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review.

Daniel Ben-Yisrael, agent for owner was present to answer any questions.

There was no public input.

Sligh made a motion, seconded by Wise, to close public input. Motion carried unanimously.

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

**2. Request to annex approximately 2.45 acres of property located at 3594 HWY 701 South (PIN 381-01-04-0022), and rezone from Horry County Indoor Amusement District (AM1) to City of Conway Highway Commercial (HC).**

Hucks stated that the applicant submitted an annexation and rezoning application for this property on February 21, 2023. There are existing restrictive covenants on record for this property, and annexation is now being required in accordance with the restrictive covenants. By signing restrictive covenants, the previous owners of the subject property agreed that once the property became contiguous to the City limits, they or any future owners of the subject property would agree to petition for annexation into the City limits (per Section 5-3-150 (3) of the Code of Laws for the State of SC). Because the adjacent parcel, 3550 Hwy 701 South (Bucks Township Storage) is now within the city limits, this parcel is now contiguous. City staff sent three (3) notices to the current property owner over the past several months, with one being a final notice. The subject property contains a retail gun store and indoor shooting range.

The applicant has expressed concerns with annexing into the city limits, as the city does not currently address shooting ranges, regardless of indoor or outdoor, in the Unified Development Ordinance (UDO). The main concern would be the inability of the applicant to expand once annexed, as the UDO does not permit nonconforming uses or structures to expand. However, staff is currently working on drafting a text amendment that will address shooting ranges. The proposed amendment is forthcoming at the next Planning Commission meeting. The amendment may not address all of the nonconformities; however, it will 1) establish the use within the UDO and the zoning districts in which it will be permitted, and 2) give the applicant guidelines / requirements for the use, which will allow the applicant to apply for variance requests that may become applicable to this property, should he choose to expand the indoor shooting range portion of his business. To date, staff has not received any plans for expansion.

*Per Section 3.2.10 of the UDO, the intent of the HC District is to provide compatible locations to serve the automobile oriented commercial activities in harmony with major highway developments, reduce traffic congestions and to enhance the aesthetic atmosphere of the City.*

Directly beside this property is Bucks Township Storage, which has been officially annexed into the city limits as Highway Commercial (HC). Prior to the annexation of Bucks Township Storage, Dollar General was annexed into the city as HC as well.

On the other side of this property, at the corner of HWY 701 S and Pitch Landing Rd is property still within the unincorporated area of Horry County, zoned County Highway Commercial. Across from this property is County-SF20 (residential, no mobile homes allowed).

Staff recommends approval of the annexation and rezoning of the property located at 3594 HWY 701 S to the City of Conway Highway Commercial (HC) district.

Dan Stacy, applicant was present and further explained the request.

There was no public input.

Wise made a motion, seconded by Sligh, to close public input. Motion carried unanimously.

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

**3. Request to annex approximately 9.04 acres of property located on El Bethel Road (PIN 337-06-01-0006), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Institutional (IN).**

Hucks stated that this property is one of four (4) properties proposed to be annexed and/or rezoned to the Institutional (IN) district. This tract is one of three (3) on the same side of El Bethel Rd. Unlike the other two (2) properties on this side of El Bethel, this tract is still in Horry County's jurisdiction, and in addition to rezoning, must also be annexed. The applicant submitted the applications for annexation and rezoning in conjunction with the other properties on January 24, 2023. The intended use of the parcels is medical facilities. The applicant intends to combine this property with the other two (2) properties on this side of El Bethel Rd once the annexation and rezoning is complete.

*Per Section 3.2.8 of the UDO, the intent of the IN district is to provide areas for the development of medical, educational, and higher educational facilities in a campus-like setting. More specifically, the district is intended to accommodate the development styles, uses and accessory uses associated with these facilities. The district is not intended for businesses engaged in retail sales, except for those businesses that are clearly accessory to and specifically provide services to the permitted principal use.*



The request, while it is not consistent with the Future Land Use Map of the Comprehensive Plan, it is consistent with the requests of the other three (3) properties also seeking to rezone to IN and with the zoning in the surrounding area. Staff recommends that PC give a thorough review of the request and make an informed recommendation to City Council after said review.

Jeff Guyton, agent for owner was present and further explained the request.

The applicant, commissioners, and staff discussed the request in length.

There was no public input.

Wise made a motion, seconded by Sligh, to close public input. Motion carried unanimously.

Wise made a motion to recommend approval for this request to City Council as presented. O'Neil seconded the motion and the motion carried unanimously.

### C. REZONING REQUESTS

#### 1. ***Previously deferred - Request to rezone approximately 1.39 acres of property located at 1931 Fulmer Street (PIN 338-06-02-0042) from Low/Medium Residential (R-1) to Professional (P).***

Hucks stated that on December 28, 2022, the applicant submitted a rezoning application for the subject property, located on Fulmer Street. The property is currently zoned Low/Medium Density Residential (R-1). The property has frontage on three (3) streets: Sessions Street, Fulmer Street, and Kenneth Street. There are existing structures on the property, and it has historically been used as a church. Churches on properties less than 3-acres in size are permitted as a "conditional" use in several zoning districts, including R-1; subject to the conditions provided in Section 5.1.22 of the UDO, including setbacks and landscape buffers.

The applicant wishes to open a child daycare facility at this location. The UDO has different requirements for daycares, depending on the type of daycare facility. The UDO lists conditions for four (4) different types of daycare facilities, per Section 5.1.7: Daycare facilities for adults; Child daycare facilities; Family daycare facilities; and Afterschool programs.

Child daycare facilities are not a permitted or a conditional use in the R-1 district. They are only permitted in Professional (P), Core Commercial (CC), Neighborhood Commercial (NC), Highway Commercial (HC), Mixed Use (MU), and the Institutional (IN) zoning districts. However, afterschool programs are permitted as a conditional use in the R, RA, RR, R-1, R-2 and R-3 zoning districts, with conditions, including licensing from DSS, fencing requirements, and a limit of 4 consecutive hours per day between 2:00pm and 8:00pm.

The previous request was to rezone to the HC zoning district. At the February 2nd Planning Commission meeting, the public expressed concerns with the uses that could occur on this property should the daycare facility go out of business or cease operating at this location. Staff recommended that the request be deferred to give staff an opportunity to look at other zoning districts that may

allow the daycare but would not permit some of the uses that are concerning to the community. The issue with the HC district is that there are no other zoning districts that the applicant could rezone to without it being considered spot zoning, and per Section 6.1.4 of the UDO, “No tract(s) of land shall hereafter be rezoned for a zoning classification different from that of the surrounding properties unless such tract(s) is a minimum of three (3) acres in area. Tracts less than three (3) acres in area annexed into the City limits, may be zoned for a classification different from that of the surrounding in-city properties provided such zoning classification is consistent with the Future Land Use Map of the Conway Comprehensive Plan.”

Following the February 2nd PC mtg., staff compared 2 zoning districts: Neighborhood Commercial (NC) and Professional (P); both of which were a less intense commercial zoning district than HC. While there is property zoned NC in closer proximity to the subject property, staff is not comfortable with the permitted uses (i.e. gas and service stations, nightclubs, etc.) that could be permitted on the property should the daycare cease to operate. The Professional (P) district serves as a transitional zone between more intensive commercial areas and residential areas, and the commercial uses are limited compared to both HC and NC. The P District will also permit the use of a child daycare facility.

Per Sec. 3.2.7 of the UDO, *“the intent of the Professional (P) district is to accommodate office, institutional, and residential uses in areas whose character is neither exclusively business nor residential in nature. This district is intended to establish areas that provide professional services to the public, which do not materially detract from nearby residential areas. More specifically, this district should serve as a transitional zone between more intensive commercial areas and residential areas. This district is not intended for businesses that engage in retail sales.”*

Staff updated Planning Commission at the March PC mtg that in addition to the revised rezoning request, a Future Land Use Map (FLUM) amendment to the Comprehensive Plan would be required, which requires a 30-day public hearing notice in advance of PC as well as City Council. The FLUM was advertised for First Reading and Public Hearing by City Council at their March 20, 2023 meeting and was advertised for consideration at the April 6, 2023 PC mtg. City Council gave a favorable First Reading of the Future Land Use Map amendment.

Also considered at the March 20, 2023 Council mtg. was First Reading of the rezoning request (to the P District); which was also approved. Final reading of the FLUM amendment and the rezoning request cannot occur until after Planning Commission has made a recommendation.

Staff recommends approval of the rezoning request to the Professional (P) District for 1931 Fulmer St.

Applicant were present to answer any questions.

There was no public input.

Sligh made a motion, seconded by Wise, to close public input. Motion carried unanimously.

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

**2. Request to rezone approximately 1.8 acres of property located on HWY 378 and Grainger Road (PINs 338-16-03-0006, -0004) from Medium Density Residential (R-2) to Highway Commercial (HC).**

Hucks stated that the applicant submitted a rezoning application on February 15, 2023 to rezone the properties at the corner of Hwy 378 and Grainger Road from the Medium-Density Residential (R-2) District to the Highway Commercial (HC) District. The properties are currently vacant and mostly wooded.

Per *Section 3.2.10* of the UDO, the intent of the HC District is to provide compatible locations to serve the automobile oriented commercial activities in harmony with major highway developments, reduce traffic congestions and to enhance the aesthetic atmosphere of the City.

The future land use map of the Comprehensive Plan also identifies the property as Highway Commercial (HC). Property directly adjacent to these parcels on the same side of the road are also zoned Medium-Density Residential (R-2). Property across Hwy 378 (auto parts store) is zoned HC, as well as across Grainger Rd (gas station).

The request is consistent with the Future Land Use Map of the Comprehensive Plan, as well as the adjacent zoning. Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review.

The applicants were present to answer any questions.

There was no public input.

Wise made a motion, seconded by Sligh, to close public input. Motion carried unanimously.

Sligh made a motion to recommend approval for the request to City Council as presented seconded by Wise. The motion carried with Hardee voting no.

**3. Request to rezone approx. 1.23 acres of property located on HWY 378 and Green Pond Circle (PIN 337-15-01-0003) from Low/Medium Density Residential (R-1) to Highway Commercial (HC).**

Hucks stated that the applicant submitted a rezoning application on February 21, 2023 to rezone the properties at the corner of Hwy 378 and Green Pond Circle from the Low/Medium-Density Residential (R-1) District to the Highway Commercial (HC) District. The property is currently vacant.

The final plat for the Macala Acres subdivision (approved in 2006), located behind this property, shows this parcel as being "*reserved for commercial*".

Per Section 3.2.10 of the UDO, the intent of the HC District is to provide compatible locations to serve the automobile oriented commercial activities in harmony with major highway developments, reduce traffic congestions and to enhance the aesthetic atmosphere of the City.

The future land use map of the Comprehensive Plan also identifies the property as Highway Commercial (HC).

Property directly behind this parcel is zoned Low/Medium-Density Residential (R-1) and is the Macala Acres subdivision. Property across Green Pond Circle is also zoned R-1 with a church on the property. Property across Hwy 378 is zoned Heavy Industrial (HI) and Horry County Commercial Forest Agriculture (CFA).

The request is consistent with the City's Future Land Use Map of the Comprehensive Plan. It is not contiguous to property zoned City of Conway HC, but the character of the area is Highway Commercial, and 2 properties on the other side of the church and Green Pond Circle were rezoned to Highway Commercial last year. Additionally, while still in the County's jurisdiction, property directly behind the church is zoned County HC. Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council.

Wade Kennard, agent for owner was present and further explain the request.

There was no public input.

Wise made a motion, seconded by O'Neil, to close public input. Motion carried unanimously.

Sligh made a motion to recommend approval for the request to City Council as presented seconded by Brown. The motion carried with Hardee and Wise voting no.

#### **D. TEXT ADMENDMENTS**

1. Amendment to *Article 6 – Design Standards*, of the City of Conway's Unified Development Ordinance (UDO), regarding various revisions to development and design standards, contained herein.

Hucks stated that last year, the City adopted new residential design standards that are applicable to all dwelling unit types and major residential subdivisions, which came about as a result of growing concerns with small lot subdivisions and the quality of housing being constructed within the City.

Since the ordinance was adopted, and with the growing number of residential developments that have been seeking approval with the new design standards in place, staff has identified several issues with the language contained in the residential design standards section of Art. 6 (Sec. 6.2.3) as well as other sections of Article 6 that are either antiquated or inconsistent with the UDO.

During Council budget retreat in March, staff presented some of the items that needed amending in Article 6, with many items being considered "cleanup" of the UDO. A list is provided below of the biggest changes to Article 6 that are proposed with this amendment. Not all of the proposed cleanup items or minor changes will be included below, but all amendments that are proposed were in red in the packet (Article 6 – Design Standards).

There was no public input.

Sligh made a motion, seconded by Wise, to close public input. Motion carried unanimously.

O'Neil made a motion to recommend approval for this request to City Council as presented. Wise seconded the motion and the motion carried unanimously.

**V. PUBLIC INPUT**

None

**VI. STAFF INPUT**

Hucks provided the board with the upcoming amendments and items for the May 4<sup>th</sup> meeting. Discussed in length.

**VII. ADJOURNMENT**

A motion was made to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 7:18 pm.

Approved and signed this 4 day of MAY, 2023.



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Jessica Wise, Vice-Chairperson