

CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 3, 2023
Planning & Building Dept. Conference Room – 196 Laurel Street

Present: Danny Hardee, Kendall Brown, David Sligh, Ellen Watkins, Jessica Wise; Julie Hardwick

Absent: Brian O’Neil, Virginia Norris, Samantha Miller

Staff: Jessica Hucks, Planning Director; Brent Gerald, Planner; Marcus Cohen, IT

Others: Barbara Goodman, Tach Goodman, Annette Lawrance, Stefanie Chiappetta, Michael Visnich, Felix Pitts, Robert Guyton, Dennis LeBuis, Debbie LeBuis, Jane Realmonte, Ralph Lawrance, Jr, & others

I. CALL TO ORDER

Vice Chairperson Wise called the meeting to order at approximately 5:30 p.m.

II. APPROVAL OF MINUTES

Sligh made a motion, seconded by Brown to approve the July 13, 2023 minutes as written. The vote in favor was unanimous. The motion carried.

III. PUBLIC INPUT

Stefanie Chiappetta, Michael Visnich, Sam Viola, and Ralph Lawrance spoke during public input with concerns of traffic safety, questions about 60-700 acres of property, uncontrolled development, flooding, clear cutting, and a pumping station connecting to other developments.

IV. OLD BUSINESS

A. ANNEXATION / REZONING REQUEST(S)

1. **DEFERRED**... (*items IV.B.3 – IV.B.6 from July 13, 2023 agenda have been combined*) Request to annex approximately 1,763 acres (+/-) of property located on or near the intersection of HWY 701 S and Pitch Landing Rd, Hwy 701 S and Wildair Circle, and Hwy 701 S, Pitch Landing Rd, and Blaze Trail (PIN 381-00-00-0003, 381-08-01-0006, 381-08-04-0009, 381-08-04-0010, 380-00-00-0038, 403-00-00-0001, 403-00-00-0002, and 403-00-00-0022), and rezone from the Horry County Highway Commercial (HC), Commercial Forest Agriculture (CFA), and Community Retail Services (RE2) districts to the City of Conway Planned Development (PD) district.

B. LAND DEVELOPMENT AGREEMENT

1. **DEFERRED**... Proposed development agreement by G3 Engineers and Shep Guyton (applicants) for development of property located on / near the intersection of Pitch Landing Rd and Hwy 701 S, known as the Warden Station tracts, containing +/-1763 acres, (PINs 381-00-

00-0003, 381-08-04-0009, 381-08-04-0010, 380-00-00-0038, 381-08-01-0006, 403-00-00-0001, 403-00-00-0002, and 403-00-00-0022).

V. PUBLIC HEARINGS

A. ANNEXATION / REZONING REQUESTS

1. Request to annex approximately 4.48 acres of property located on Hwy 501 Business at 1136 Hwy 501 Business (PIN 367-11-03-0003), and rezone from the Horry County Highway Commercial (HC) district to the City of Conway Highway Commercial (HC) district.

Hucks stated that on July 6, the applicant submitted an annexation and rezoning application for the subject property, located on HWY 501 Business. The property is currently in Horry County’s jurisdiction, zoned Highway Commercial (HC). The proposed use of the property has not yet been disclosed.

Per *Section 3.2.10* of the UDO, the intent of the Highway Commercial (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 property abuts parcels (behind the subject property) zoned City of Conway Forest Agriculture (FA). Other adjacent uses include a gas station (zoned County HC), a vacant parcel (zoned County CFA), and a dental office (zoned County HC), all of which are currently in the county’s jurisdiction.

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

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

Felix Pitts, agent for applicant, was present and further explained the request.

Sligh asked if this property, since it contained wetlands, would qualify to be split zoned, with the wetland’s portions zoned CP. Hucks addressed the board, stating that the ordinance to allow the split-zoning of parcels gave staff or Planning Commission the ability to recommend that; however, there is no evidence that wetlands would be impacted with development of the site at this time, and there were no flood zones on the property.

There was no public input.

Sligh made a motion, seconded by Hardwick, 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.

VI. BOARD INPUT

None

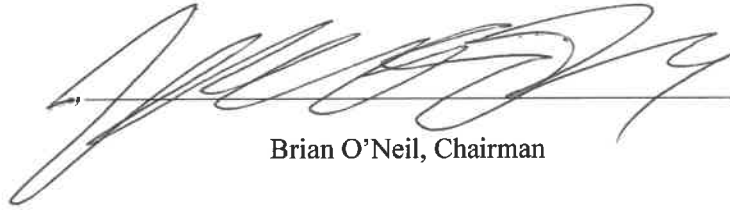
VII. STAFF INPUT

Hucks noted that the request for the Warden Station properties would be on the September 7th Planning Commission agenda for consideration.

VIII. ADJOURNMENT

A motion was made to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 5:50 pm.

Approved and signed this 7 day of September, 2023.



Brian O'Neil, Chairman