

**CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 8, 2022**

Planning & Building Dept. Conference Room – 196 Laurel Street

Present: Julie Hardwick, Brantley Green, David Sligh, Kendall Brown, Brian O’Neil, Jessica Wise, Danny Hardee

Absent: Chris Guidera

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

Others: Dock Hardee, William Ward, Don Park, Haim Shamah, Victor Shamah, Stuart Shamah, Isaac Perez

I. CALL TO ORDER

Chairman Green called the meeting to order at 5:30 p.m.

II. APPROVAL OF MINUTES

Sligh made a motion, seconded by Wise to approve the November 8, 2022 minutes with correcting minor changes of an attendee name and spelling. The vote in favor was unanimous. The motion carried.

III. PUBLIC HEARINGS

A. ANNEXATIONS/REZONINGS

- 1. Proposal to annexation of 1.42 acres located on Hwy 501 (near Sioux Swamp Dr.) in Conway (PIN 326-15-04-0002) and rezoning from Horry County’s Commercial Forestry Agriculture (CFA) to City of Conway Highway Commercial (HC).**

Hucks stated that the applicant, William Ward, submitted a petition for annexation / rezoning of the subject property, which is owned by Dock Hardee (since 2016), according to Horry County Land Records. The property is zoned Horry County Commercial Forest Agriculture (CFA), and is currently vacant. The parcel has frontage directly on Hwy 501. According to the applicant, the proposed use of the property is RV sales and service. There is a conceptual plan currently under review by the City’s Technical Review Committee.

Across Hwy 501 is property that was annexed into the city a few years ago and rezoned to the R-2 district (medium density residential) and is currently proposed to be where the Woodside Crossing subdivision is proposed to be developed. The annexation of that property is what triggered the subject property to become contiguous and thus require

annexation before any development can occur.

According to the City's updated flood maps, nearly half of the property falls within the AE flood zone. The Crabtree Swamp runs behind this property and Four Mile Swamp runs parallel to and east of the property. There also appears to be wetlands on the property, in the rear where the flood zone is also located. The applicant does not show anything proposed to be constructed within the flood zone, and per their site plan, shows this area of the property as remaining wooded. However, staff does have some concerns with onsite storage that could be contained within the rear of the property, or the type of fencing that would need to be constructed for the proposed storage that could impede the flow of water.

If rezoned, the property would be subject to the design standards contained within the UDO, as well as the Gateway Corridor Overlay (GCO) standards.

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

Staff is currently reviewing whether city policy of not permitting split-zoning of parcels is something that needs to be codified into the UDO, but with exceptions in cases such as this, to allow parcels to be split-zoned when there are known environmentally sensitive areas identified on the property in order to be consistent with the Future Land Use Map of the Comprehensive Plan.

The applicants were present to answer any questions.

There was no public input.

O'Neil made a motion to recommend approval to City Council as presented with staff's recommendation of split zoning. Sligh seconded the motion and motion carried unanimously.

2. Proposed annexation of +/- 6.6 acres located on Camelot Street (PIN 338-07-04-0013) and rezoning from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).

Hucks stated that Gerald Builders (Davis Inabnit, agent) owns the +/- 6.6 acres of property located on Camelot Street. There is a metal building located on the property currently. Annexation is being sought to comply with City policy on contiguity and connecting to utility services. Per the applicant, it is the intent of the owner to combine this parcel with other property adjacent to this one, which would also require the annexation of the property.

The property is also zoned Highway Commercial (HC) in Horry County's jurisdiction, which is described as auto-oriented commercial development. Per Article 2 of the County's zoning ordinance, "it is the intent that the HC district be established and appropriate for automobile-related commercial development existing or proposed along the county's roadways. The regulations which apply within this district are designed to encourage the

formation and continuance of a compatible and economically healthy environment for business, financial, service, amusement, entertainment, and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial or other use capable of adversely affecting the basic commercial character of the district.”

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

There was no public input.

Sligh made a motion to recommend approval for this request to City Council as presented, seconded by Brown. The motion carried unanimously.

B. COMPREHENSIVE PLAN AMENDMENTS

- 1. UPDATES TO THE COMPREHENSIVE PLAN:** Review of the 2022 update to the City of Conway’s Population and Housing elements of the *2035 Comprehensive Plan*.

Hucks gave a brief overview of the updates for the Population and Housing elements.

There was no public input.

O’Neil made a motion to table until the next meeting. Wise seconded the motion and the motion carried unanimously.

- 2. ADDITIONS TO THE COMPREHENSIVE PLAN:** Review of a new Resiliency element, proposed for addition to the *2035 Comprehensive Plan*.

Hucks gave a brief overview of the updates for the Resiliency element.

There was no public input.

Green made a motion to table until the next meeting. Wise seconded the motion and the motion carried unanimously.

IV. SUBDIVISIONS

- A. Medlen Park** – The applicant is requesting preliminary plan approval and street name approval for *Medlen Park*, a proposed multifamily development located on Medlen Parkway (PIN 338-08-01-0002).

Hucks stated that the applicant is seeking preliminary approval of the multifamily project, containing 102 multifamily units (townhouse-style) and zoned High-Density Residential (R-3). The total acreage for the project is 9.29 acres.

The required amount of open space is 2.12 acres. The plan provided by the applicant state that 2.87 acres of open space is being provided. While there is an amenity center / pool shown on the plans as part of the open space, staff has requested clarification on what areas on the plans

are counting toward open space. Wetlands cannot count toward the open space calculations, and ponds / water surfaces can count up to 25% of the required open space; in this case, .53 acres, and a fountain or dock/pier must be installed. Fountains have been installed in both ponds shown on the plans.

A copy of the most recent TRC letter with remaining outstanding comments are included in your packet, along with the overall site plan for the development.

The plans are still being reviewed by the Technical Review Committee (TRC).

The applicant is also in the process of attempting to have a 60' wide abandoned railroad right-of-way removed from the property, shared with the adjacent property, as buildings are currently shown to be constructed within the right-of-way and City regulations will not permit construction within rights-of-ways.

Street names:

The applicant is requesting approval of the following street names. Horry County has reserved these names for this development:

- Gilo Loop

Staff recommends a thorough review of the applicant's request. 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).

Dan Park, agent for applicants was present to answer any questions.

The board and applicant discussed the review in length.

Sligh made a motion to approve the request as presented conditioned upon further TRC review for the landscape plan. O'Neil seconded the motion and the motion carried unanimously.

V. DISCUSSIONS

A. Planning Commission Workshops

Hucks mentioned to the board that staff has been discussing possibly starting workshops for Planning Commission items and wanted to get their input on it.

VI. ADJOURNMENT

A motion was made to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 6:14 pm.

Approved and signed this 5th day of January, 2023.

Brian O'Neil

[Signature], Chairperson