

**CITY OF CONWAY**  
**PLANNING COMMISSION MEETING**  
**THURSDAY, FEBRUARY 1, 2024**  
**Planning & Building Dept. Conference Room – 196 Laurel Street**

- Present:** Kendall Brown, Jessica Wise, Ellen Watkins, George Ulrich, Danny Hardee, David Sligh, Thomas J. Anderson III
- Absent:** Brian O’Neil, Samantha Miller
- Staff:** Jessica Hucks, Planning Director; Brent Gerald, Planner; Katie Dennis, Planning Concierge; Charlie Crosby, IT; Anne Bessant, Planning Assistant
- Others:** Brandon Truesdale, Shep Guyton, James Sturgeon, Jamie Steele, Joshua Cox, Martin A. Cauz, Nicole Sansing, Jim Ney, Daniel Ben-Yisrael, & others

**I. CALL TO ORDER**

Vice-Chairperson Wise called the meeting to order at approximately 5:30 pm.

Wise made a motion for reconsideration of a design modification for 2208 Sixth Avenue that was voted on at the December 20, 2023 Planning Commission Workshop meeting based on new information. Sligh seconded the motion and the motion carried unanimously.

**II. APPROVAL OF MINUTES**

Ulrich made a motion, seconded by Brown to approve the January 4, 2024 minutes as written. The vote in favor was unanimous. The motion carried.

**III. PUBLIC INPUT**

There was no public input.

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

Wise made a motion to combine items V.B. 3 & 4. Ulrich seconded the motion and the motion carried unanimously. Wise also made a motion to move V.B. 3 & 4 to be heard first on the agenda. Sligh seconded the motion and the motion carried unanimously.

**IV. SUBDIVISIONS**

**A. Pelican Pointe** – The applicant, G3 Engineering, is requesting that Planning Commission approve two design modifications, for a proposed Conservation Subdivision, located at the corner of Hwy 378 and Hemingway Chapel Rd., on Pin: 369-00-00-0044

Hucks stated that on October, 24, 2023, a Master Plan for a conservation subdivision, named Pelican Pointe (name not approved by Council yet), was submitted for review. Comments from the Technical Review

Committee were returned to the applicant on November 22, 2023. On January 5, 2024, an application for the following requests was submitted by the project manager from: G3 Engineering;

- (1.) To allow the use of a temporary emergency access easement & all-weather surface road, for Phase 1 of the multi-phased development.
- (2.) To allow the open space to be dedicated consecutively, with each phase of development, instead of initially with the first phase.

**Access Management Modification:** The first phase of development (as shown in revised master plan provided by applicant) proposes 182 single-family lots.

The applicant proposes to provide one enlarged entrance (containing three travel-lanes) off Hwy 378, and a temporary emergency access, extending to Tampa Lane (a paved county-maintained road), with phase 1. The temporary emergency access, off of Tampa Lane, will be removed during the construction of Phase 2, whereas a second development entrance, on Hemingway Chapel Road, will be installed.

Access Management is traditionally enforced by the Conway Fire Department, so this request was sent to them for a recommendation. David Parker, Fire Inspector for Conway Fire Department, stated that *"We are good with the temporary emergency access off Tampa Lane with the conditions as outlined below"*;

Prior to Construction;

- All required Fire Department Access Roads shall be installed to an extent that will provide all-weather paved access for emergency vehicles prior to combustibles being brought to the site or combustible construction taking place.
- Water supply and Fire Hydrants for fire protection are required to be installed. Such protection shall be installed and made serviceable prior to and during the time of construction.
- Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles. Temporary signage at the end of Tampa Lane indicating emergency access to Pelican Pointe.
- The Fire Code Official shall be contacted and do an onsite visit to determine the adequacy of the access roads, water supply, signage prior to and during construction.

Fire Apparatus Requirements;

- Surface - Fire apparatus access roads shall be designed, constructed and maintained to support the imposed loads of not less than 75,000 pounds and shall be constructed of asphalt, concrete or other approved all weather driving surface.
- Vertical Clearance - Fire Apparatus Access Roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.
- Grade - Fire apparatus access roads shall not exceed 10 percent (10%) in grade longitudinally.
  - The Cross Slope of a road section or within a turnaround area shall not exceed five percent (5%).
  - The Angles of approach and departure, the gradient in fire access roads shall not exceed a five percent (5%) change along any ten (10) foot section.
- Width - Fire apparatus access roads shall have a minimum unobstructed width (exclusive of shoulder) of not less than the following:

- No Parking 20', Parking one side 26', Parking both sides 32"
- Turning Radius - Fire apparatus access road shall be designed to accommodate the following turning radius;
  - 35-foot minimum inside turning radius. 55-foot minimum outside turning radius.
- Turnarounds - Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with International Fire Code Table D103.4 & D103.10.

**Open Space Modification:** Although the plans provided are conceptual in nature, they depict a 3-Phase development, containing a total of: 407-single-family Lots, being designed as a Conservation Subdivision. The conceptual plans also cite a proposed total of: 45.07-acres of Open Space, plus 44.08-acres of Conservation Area (which will also have to be dedicated as Open Space on the final plats).

*Section 10.3.9 B (1.)* of the Unified Development Ordinance (UDO) states the following: “Developers shall provide all open space during the initial phase of development, even if the subdivision is divided into future phases.” and while the subject parcel is zoned R-1, as a Conservation Subdivision, the lots therein will have a reduction of both the minimum lot size and minimum lot width. However, unlike traditional major subdivision Open Space standards (that calculate the Open Space by the number of lots), the required Open Space in a Conservation Subdivision is 30% of the net buildable area.

Additionally, per *Section 10.4.1 (N.2, N.3)*, an instrument of permanent protection, such as a conservation easement or permanent restrictive covenant, shall be placed on the Open Space concurrent with the issuance of a land disturbance permit. This would mean that before any site construction could commence, ALL open space that is required as part of the conservation subdivision design would have to be platted as a permanent easement or restrictive covenant. This ensures perpetual protection of the open space and the conservation areas identified in the plan. A legal instrument of permanent protection is also required, in accordance with *Section 10.4.1 (O.)*.

If Planning Commission recommends approval of the applicant’s requests, staff recommends that it be contingent upon the conditions above and all other applicable requirements.

Shep Guyton, agent for applicant was present on further explained the request.

After much discussion, Sligh made a motion to recommend approval of both design modifications with the following conditions; 1. that all comments provided by the Technical Review Committee are addressed and complied with; 2. The open space modification as presented will be memorialized by either a restricted covenant or a development agreement, depending on Council's preference. Wise seconded the motion and the motion carried with Hardee voting no.

**B. Wild Wing Plantation, phase 5-A** – the developer for: Wild Wing Plantation, phase 5-A, would like to change the street name of a road, within this phase, from: “Harwood Court”, to: “Hardwood Court”.

Hucks stated that on May 19, 2009, preliminary plan approval was given to Phase 5 construction plans for: Wild Wing Plantation. Such plans labeled the street as: “Cast Court”. Submittal 1 of Revised preliminary plans for: Wild Wing, phases 5-A and 5-B were submitted for review on June 23, 2021 with no street names shown on either the plans or plats. “Harwood Court” (along with 10 other street names) were reserved by

Horry County for: Wild Wing Plantation, phase 5 on June 29, 2021. Submittal 2 of the revised preliminary construction plans labeled the street as “Harwood Court” was submitted on Oct. 25, 2021. However, the preliminary plats, with that same submittal, labeled the street as “Hardwood Court”. At the Feb. 3, 2022 meeting, Planning Commission approved “Harwood Court” (along with the 10 other street names) for this development. Revised construction plans were approved on Aug. 3, 2023, sub-phasing Phase 5 into Phases: 5-A and 5-B, still showing the street name as “Harwood Court”. The 1<sup>st</sup> submittal of final plats for: Phase 5-A were taken for review on Aug. 10, 2023, labeling the street as “Hardwood Court”. Roadway Dedication Documents were submitted to the Planning Dept on Sep. 8, 2023, listing “Hardwood Court” as being one of the two roads being dedicated to the city. The signed final plats for: Phase 5-A were approved for recording on Dec. 21, 2023, showing the street name as “Hardwood Court” and such plat recorded on the same day in: Plat book 318 pages 249 & 250. On Jan. 4, 2024, the discrepancy was detected when GIS was assigning addresses to the new lots, the project manager was contacted and requested that “Hardwood” be utilized. Horry County Planning Department was contacted and approved the use of “Hardwood” for this project.

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

- Hardwood Court

Staff recommends approval of the street name.

The applicant was not present.

Wise made a motion to approve the request as presented. Ulrich seconded the motion and the motion carried unanimously.

## V. PUBLIC HEARINGS

### A. ANNEXATION & REZONING REQUEST(S)

1. Request by Founders National Golf, LLC, to annex approximately 11.47 acres of property located at/near the intersection of Gardner Lacy Rd and Hwy 501 (PIN 399-00-00-0403), and rezone from the Horry County Highway Commercial (HC) to the City of Conway Highway Commercial (HC) zoning district.

Hucks stated that on January 5<sup>th</sup>, the applicant submitted a rezoning application for the subject property, located at the intersection of Gardner Lacy Rd and Hwy 501. The property is currently zoned Horry County Highway Commercial (HC), and is currently vacant, with the exception of signage. The application to rezone does not specify the proposed use of the property, and it is not required that the use be provided. Any use in the requested zoning district would be permitted should the request be approved.

The property abuts parcels zoned City of Conway Light Industrial (LI). Other adjacent zoning classifications are Horry County Light Industrial (LI) and Horry County Highway Commercial (HC). Uses include both vacant property and a gas station (zoned HC), the property also abuts properties with manufacturing facilities (zoned County LI), and distribution centers (zoned LI).

The future land use map of the *Comprehensive Plan* identifies the entire parcel as *Highway Commercial (HC)*.

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

Shep Guyton, agent for applicant, was present and further explained the request.

There was no public input. Wise made a motion, seconded by Ulrich, to close public input. Motion carried unanimously.

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

**B. REZONING REQUEST(S) / FUTURE LAND USE MAP AMENDMENT(S)**

1. **WITHDRAWN**...Request to rezone approximately 0.24 acres of property located at 610 Main Street (PIN 338-13-02-0035) from the Low/Medium-Density Residential (R-1) district to the Professional (P) district.
2. **WITHDRAWN**...Request to amend the City's Future Land Use Map (FLUM) of the City of Conway Comprehensive Plan (2035), relative to property located at 610 Main Street (PIN 338-13-02-0035), consisting of approx. 0.24 acres, from the Low/Medium-Density Residential (R-1) district to the Professional (P) district.
3. Request to amend the City's Future Land Use Map (FLUM) of the *City of Conway Comprehensive Plan 2035*, relative to property located at 1904 Rose Hill Drive (PIN 338-16-03-0005), consisting of approximately 0.43 acres, from the Medium Density Residential (R-2) zoning district to the Highway Commercial (HC) zoning district.

-and-

4. Request by Bethlehem Lodge No. 327, to rezone approximately 0.43 acres located at 1904 Rose Hill Road from Medium Density Residential (R-2) to Highway Commercial (HC) (PIN 338-16-03-0005).

Hucks stated that on January, 3 2022, the applicant submitted a rezoning application for the subject property, located 1904 Rose Hill Road. The property is currently zoned Medium Density Residential (R-2). The property currently contains one structure. It is not a requirement for an applicant to disclose any future plans for a property, however, it is staff's understanding that this property would be included in a Parker's Kitchen design plan.

The future land use map of the *Comprehensive Plan* identifies the property as Medium Density Residential (R-2).

The subject property is surrounded by several different zoning districts and uses, including Highway Commercial (HC), and Medium Density Residential (R-2). Uses include a cemetery (across the street), and wooded lots.

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. In the case of PIN 338-16-03-0005, currently zoned City of Conway Medium Density Residential (R-2), the city's Future Land Use Map (2019-2029) shows the entire property as Medium Density Residential (R-2). The property does currently contain on structure, and is directly adjacent to a cemetery. The property located to the rear of the subject property is currently zoned Highway Commercial (HC), and identified as HC on the city's FLUM.

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.*"

Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review and if Planning Commission recommends approval of the requested zoning of the property, staff recommends *approval* of the Future Land Use Map (FLUM) amendment for the property identified by PIN 338-16-03-0005.

Daniel Ben-Yisrael, applicant was present to answer any questions.

There was no public input. Sligh made a motion, seconded by Ulrich, to close public input. Motion carried unanimously.

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

**VI. BOARD INPUT**

None

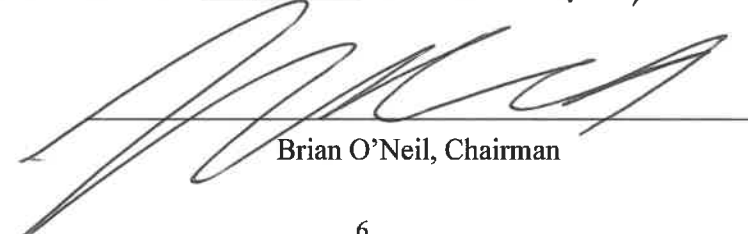
**VII. STAFF INPUT**

None

**VIII. ADJOURNMENT**

A motion was made to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 6:06pm.

Approved and signed this 11<sup>th</sup> day of March, 2024.

  
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Brian O'Neil, Chairman