

**CITY OF CONWAY  
PLANNING COMMISSION MEETING  
THURSDAY, MARCH 2, 2023**

**Planning & Building Dept. Conference Room – 196 Laurel Street**

**Present:** Julie Hardwick, David Sligh, Brian O’Neil, Jessica Wise, Danny Hardee, Samantha Miller, Ellen Watkins, Kendall Brown

**Absent:**

**Staff:** Jessica Hucks, Planning Director; Brent Gerald, Planner; Anne Bessant, Planning Assistant; Charlie Crosby, IT

**Others:** Tina Harbin, Kent Hendrick, Don Dickens, Sonya Guiles, Darren Watts, Shonte Jordan, Dan Stacy, Johnathan Guiles, Jeremy Anderson, Dave Jolliff, Mark Prieue, Stephen Powell, Martin A-Cauz

**I. CALL TO ORDER**

Chairman O’Neil called the meeting to order at 5:29 p.m.

**II. APPROVAL OF MINUTES**

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

**III. SUBDIVISIONS**

**A. Chapman Village**– The applicant, Forestar (USA) Real Estate Group Inc., requests approval of street name(s) for the proposed development, located on Medlen Parkway (PIN: 338-00-00-0003).

Hucks stated that Chapman Village is a proposed single-family development located on Medlen Parkway. The development will consist of 45 single-family lots. The preliminary plans are currently being reviewed by the Technical Review Committee (TRC).

Preliminary plan approval will be forthcoming at a future meeting date. The following street names are proposed for the development, and were reserved by Horry County Addressing:

**Caisa Court**

**Eloise Lane**

**Hudson Trail**

**Dylan Lane**

City Council approved the name of the proposed development February 20th meeting.

Being that Horry County Addressing has approved and reserved the proposed street names for this development, staff also recommends approval.

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

**B. Rose Estates** – The applicant, Venture Engineering, requests approval of street name(s) for the proposed development, located on Hwy 65, Hwy 813, Lite Rd and Trapp Ln (PIN's 324-00-00-0006 and 292-15-03-0011).

Rose Estates is a proposed single-family development located on Hwy 65, Hwy 813, Lite Rd and Trapp Lane. The development will consist of 80 single-family lots. The preliminary plans are currently being reviewed by the Technical Review Committee (TRC).

Preliminary plan approval will be forthcoming at a future meeting date. The following street names are proposed for the development:

**Oak Wood Drive**

**Blueberry Drive**

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

Magnolia Drive and Mayberry Drive were also proposed; however, they could not be reserved by Horry County Addressing for this development. The applicant will need to submit two additional street names for consideration. If these names are provided prior to the March 2nd PC meeting and can be reserved by Horry County Addressing for this development, staff will update Planning Commission during the meeting.

City Council approved the name of the proposed development at their January 17th meeting.

Staff recommends approval of Oak Wood and Blueberry Drive only.

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

**C. Hainer Place** – The applicant, Jake Powell, Venture Eng., requests preliminary approval of Hainer Place, containing 53 single-family lots and located on Hwy 65, Hwy 813 and Lite Road (PIN 324-00-00-0036).

The applicant is seeking preliminary approval of this development, containing 53 single-family lots and zoned Low/Medium-Density Residential (R-1). The total acreage for these phases of the development is 17.17 acres.

Open space requirements for this development, based on 53 proposed lots, is 1.10 acres. 25% of the required open space can be a water surface if the pond contains fountains and/or docks/piers. 25% of the required open space is approx. .28 acres. Pond #1 proposes to have a fountain installed.

The preliminary plat was included in the packet.

Staff would like to point out that this property was originally reviewed in Horry County, and the applicant has contended that they received prelim. plan approval from Horry County in 2019; however, because adjacent property had been annexed in the interim, they were required to annex as well, which also required them to redesign the site in accordance with City standards.

The plans are still being reviewed by the Technical Review Committee (TRC), and the applicant is in the process of adjusting some lot lines to meet minimum lot widths, separate the required landscape buffers from the lots, and increase the lot area of the pump station to meet the Public Utility requirements; however, unless the applicant is unable to comply with the requirements, the overall design of the subdivision should not change. For your reference, the last set of comments from TRC were also included in the packet.

**Street names:**

Street names for this development were approved at the Feb. 2023 PC mtg.

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), as staff is still working with the applicant on a few outstanding comments.

Sligh made a motion to approve conditional upon any alterations that need to be made through the technical review process. Wise seconded the motion and the motion carried unanimously.

**IV. OLD BUSINESS**

**A. *Previously deferred*** – Request to rezone approx. 1.39 acres of property located at 1931 Fulmer Street (PIN 338-06-02-0042) from City of Conway Low/Medium Density Residential (R-1) to City of Conway Highway Commercial (HC).

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 use 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, subject

to certain conditions, including licensing from DSS, fencing requirements, and a limit of 4 consecutive hours per day between 2:00pm and 8:00pm.

Surrounding Uses / Zoning Districts: 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.

Staff proposes to update the Future Land Use Map (FLUM) of the City's Comprehensive Plan to the Professional (P) zoning district. The P district will permit a child daycare facility, with conditions (as all districts that allow a child daycare facility only allows them as a conditional use).

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."

While there is no Professional (P) zoning in the immediate area, the P district, which allows limited commercial or residential uses, is a less intense commercial district than the other option of Neighborhood Commercial (NC), as NC permits uses which may interfere with the nearby residences (i.e. gas station).

Any amendments to the Comprehensive Plan, including Future Land Use Map amendments, require a 30-day public hearing notice be advertised, and requires that a public hearing be held by Planning Commission as well as City Council. As such, the request for a future land use map amendment of this property was advertised for the 3/20/2023 City Council meeting, with final reading to take place after Planning Commission has also held the required public hearing. That will be held at the April 6th Planning Commission meeting. Following both public hearings, the FLUM amendment and rezoning request will be forwarded to City Council for final reading.

Sligh made a motion to defer this request until the next meeting. Wise seconded the motion and the motion carried unanimously..

## V. PUBLIC HEARINGS

### A. ANNEXATION/REZONING REQUESTS

1. **Request to annex approximately 19.7 acres of property located at 2875 E Hwy 501 (400-00-00-0011), and rezone from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).**

Hucks stated that on February 2, 2023, the applicant submitted a rezoning application for the subject property, located on E. Hwy 501. The property is currently zoned Horry County Highway Commercial (HC).

The property is proposed to be developed for retail / restaurant use.

### 3.2.10 Highway Commercial (HC)

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.

#### Surrounding Uses / Zoning Districts:

Across the road from the subject property is a Walmart (Myrtle Ridge location) shopping center. On the side of the property closest to Gardner Lacy Rd, there are some industrial uses, and to the rear of the property is a Santee Cooper Distribution Center as well as the Kiskadee Park development, part of the Wild Wing Planned Development. However, the properties to the rear are separated by a 100-ft wide railroad right-of-way.

The request is consistent with the Future Land Use Map of the Comprehensive Plan and surrounding uses. Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review. Jeff Stathes, applicant was present and further explained the request.

Jeremy Anderson, Oak Engineering 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.

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.

## **2. Request to annex approximately 6.39 acres of property located on El Bethel Road (PIN 337-07-02-0002), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Institutional (IN).**

Hucks stated that on this property was previously considered for annexation and rezoning to Neighborhood Commercial (NC) in 2021. Prior to final reading occurring, the applicant asked that the request be deferred until the January 2022 Council meeting; however, the request was never put back on the Council agenda for final reading. Since that time, other surrounding properties were rezoned to Institutional, including property currently being developed by Horry County Schools for the new Whittemore Park Middle School, and another tract on the same side of El Bethel Road was also rezoned to Institutional for proposed medical uses.

Since the character of El Bethel Rd has changed, and the proposed use of the property is also intended to be medical, staff recommended that the applicant also request the Institutional (IN) zoning district as well. While the Future Land Use Map (FLUM) does identify this parcel as NC, the surrounding zoning of the property is Institutional, and the property exceeds three acres in size, so it cannot be considered spot zoning.

The applicant submitted the applications for annexation and rezoning in conjunction with three (3) other properties on the opposite side of El Bethel Rd, on January 24, 2023. The intended use of the parcels is medical facilities.

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 is consistent with the zoning of the surrounding area. Staff recommends that Planning Commission give a thorough review of the request and made an informed recommendation to City Council after said review.

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.

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

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. Hardee seconded the motion unanimously.

The board made an amended the agenda to hear items B.1. & B.2. together.

## **B. REZONING REQUESTS**

### **1. Request to rezone approximately 7.64 acres of property located on El Bethel Road (PIN 337-06-01-0003) from City of Conway High Density Residential (R-3) 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. 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.

**2. Request to rezone approximately 2.35 acres of property located on El Bethel Road (PIN 337-06-01-0004) from City of Conway Highway Commercial (HC) 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. 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.

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.

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

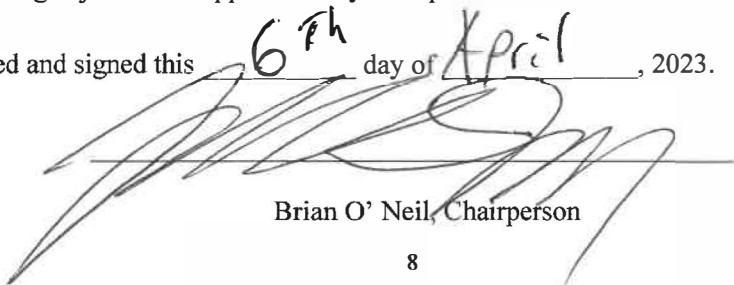
**VI. PUBLIC INPUT**

Kent Hendrick asked about public input opportunities for City Council regarding Fulmer Street. Staff gave clarification.

**VII. 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 6<sup>th</sup> day of April, 2023.



Brian O' Neil, Chairperson