

**CITY OF CONWAY
PLANNING COMMISSION WORKSHOP
WEDNESDAY, May 17, 2023**

Planning & Building Dept. Conference Room – 196 Laurel Street

- Present:** Brian O’Neil, Jessica Wise, Danny Hardee, Ellen Watkins, Virginia Norris, Julie Hardwick
- Absent:** Kendall Brown, David Sligh, Samantha Miller
- Staff:** Jessica Hucks, Planning Director; Brent Gerald, Planner; Kym Wilkerson, Zoning Administrator; Le Hendrick, Fire Chief; June Wood, Public Information Officer; Jeff Leveille, IT; Anne Bessant, Planning Assistant
- Others:** Robert Days, Ashley Proctor, Jeff Miller, Shep Guyton, Felix Pitts, Brandon Truesdale, April O’Leary

I. CALL TO ORDER

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

II. DISCUSSION

Request by G3 Engineering, agent for various property owners, to annex 8 parcels, consisting of approximately 1,743 acres property, located on or near the corner of Hwy 701 South and Pitch Landing Road (PIN #'s 380-00-00-0038, 403-00-00-0001, 403-00-00-0002, 381-00-00-0003, 381-08-01-0006, 381-08-04-0009, 381-08-04-0010, 403-00-00-0022), and rezone from the Horry County Commercial Forest Agriculture (CFA), Community Retail Services (RE2) and Highway Commercial (HC) districts to the City of Conway Highway Commercial (HC) and Planned Development (PD) districts.

Hucks stated that last year, staff began discussions with an engineering firm on annexation of this property. At that time, the property was not contiguous to property in the City. Since then, Dollar General at 3546 Hwy 701 South was annexed February 6th, Bucks Township Storage at 3550 Hwy 701 South was annexed on March 20th, and The Gun Store at 3594 Hwy 701 South is currently going through the annexation process, with first reading scheduled for April 17, 2023. If First Reading of 3594 Hwy 701 South is approved, Final Reading will be scheduled for May 1, 2023.

With the annexation and rezoning of the aforementioned properties almost complete, the annexation and rezoning applications for the property known as The Warden Tract, and surrounding parcels, can proceed with Planning Commission review and recommendation.

The applicants are proposing to develop a majority of the property as a PD. The surrounding parcels that are also proposed to be annexed into the City, all of which have frontage on either Hwy 701 South or Pitch Landing Rd, are proposing to annex in as Highway Commercial (HC).

The current proposal for the Warden Tracts (consisting of a combined total of +/- 1,743 acres) is to annex and rezone to a Planned Development District. It will include single-family, multifamily and

highway commercial uses. Out of the total acreage, approx. 507 acres of the tract is located within the AE flood zone. Per an ACOE preliminary jurisdictional determination (PJD) letter dated January 6, 2021, the property contains 714.3 acres of wetlands. The wetlands and the flood zone overlap in some areas (as seen on the preliminary site plan for the project).

This project is outside of the City's utility service area. Sewer would be provided via GSWSA and water would be provided via Bucksport Water Systems. Per an email provided by the engineer to Bucksport Water in December 2022, they were informed that they would have to discuss the project with their engineer about recommendations to service a development of that size, which could include a new well, a tank and a treatment facility.

They have also provided staff with a Traffic Impact Study, from November 2022.

It's staffs understanding that the applicants also plan to seek a development agreement with the City at some point in the annexation / rezoning process; however, to date, staff has not received any information pertaining to the development agreement.

Shep Guyton, Brandon Truesdale and Felix Pitts, applicants were present and further explained the request.

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

The following items were discussed during the meeting:

- Wetland impacts
- Collecting sanitation fees
- Fire station concerns
- Design Standards for the planned development
- Infrastructure concerns for the area
- Building near flood zones
- Buffers to existing residential
- Open Space for the development
- Development agreement
- Lot sizes for the Highway Commercial (HC) district

V. ADJOURNMENT

A motion was made to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 6:58 pm.

Approved and signed this 13th day of June, 2023.



Brian O'Neil, Chairman

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