



CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET, CONWAY, SC 29526
MONDAY, MARCH 17, 2025 - 4:00 PM

PLEASE SILENCE ALL ELECTRONIC DEVICES

I. CALL TO ORDER

II. INVOCATION/PLEDGE OF ALLEGIANCE – Matt Wilson, Ekklesia Christian Church

III. CONSENT AGENDA

- A. Final Reading of Ordinance #ZA2025-03-17 (A) to rezone approximately 0.74+/- acres of property located on Sixteenth Avenue, between Elm Street and Elizabeth Street (PIN 338-11-01-0049) from the Low/Medium-Density Residential (R-1) district to the Neighborhood Commercial (NC) district.
- B. Final Reading of Ordinance #ZA2025-03-17 (B) to annex approximately 0.37+/- acres of property located at 116 Clemson Rd (PIN 383-10-01-0018) from the Horry County Residential, no mobile homes allowed, (SF10) district to the City of Conway Low/Medium-Density Residential (R-1) district.
- C. Approval of Mutual Aid and Law Enforcement Support Agreement with the City of North Myrtle Beach
- D. Approval of February 18, 2025 Council Meeting Minutes
- E. Approval of FY 2025-2026 Budget Retreat Minutes
- F. Approval of the Appointments to the Grievance Committee

IV. SPECIAL PRESENTATION

- A. Presentation of Employee of the Month for March 2025 – Public Safety
- B. Presentation of Longevity Awards – February 2025 – 5 Years: Jessica Stalvey, Recreation; 10 Years: Adam Emrick, Administration; 10 Years: Shane Carter, Police
- C. Presentation of Events for Autism Acceptance Month to be held in April

“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city.”

D. Presentation by SK8Conway – Billy Staples

E. Update on the Parks Master Plan – Greenberg Farrow

F. Discussion of a request to amend the existing Carsen’s Ferry Planned Development (PD) district (f.n.a. Rivertown Landing PD), regarding the list of permitted uses on Commercial Tract “A”, consisting of approximately 4.24+/- acres of property located on Riverport Drive (PIN 337-05-02-0004). (Hucks)

G. Discussion of a request to rezone approximately 8.53+/- acres located on Technology Blvd (PIN’s 383-10-03-0020, and -0026) from the Planned Development (PD) district and Highway Commercial (HC) district to the High-Density Residential (R-3) district, and a request to rezone 0.02+/- acres of property located on Technology Blvd (PIN 383-10-03-0027) from the Planned Development (PD) district to the High-Density Residential (R-3) district. (Hucks)

V. FIRST READING

A. First Reading of Ordinance #ZA2025-04-07 (A) to annex approximately 1.42+/- acres located on Bohemia Court and Century Circle in the Atlantic Center Industrial Park (PIN 383-11-02-0003), and request to rezone from the Horry County Planned Unit Development (PUD) district to the City of Conway Light Industrial (LI) district. (Hucks)

B. First Reading of Ordinance #ZA2025-04-07 (B) to annex approximately 0.17+/- acres located at 1073 Waccamaw Drive (PIN 368-13-03-0004), and request to rezone from the Horry County Residential, including mobile homes (MSF10), district to the City of Conway Low/Medium-Density Residential (R-1) district. (Hucks)

C. First Reading of Ordinance #ZA2025-04-07 (C) to annex approximately 0.18+/- acres located at 629 University Forest Circle (PIN 383-02-01-0018), and request to rezone from the Horry County Residential, no mobile homes allowed (SF10), district to the City of Conway Low/Medium-Density Residential (R-1) district. (Hucks)

D. First Reading of Ordinance #ZA2025-04-07 (D) to rezone approximately 7.8+/- acres located on North Main Street (Hwy 701 N) and Chicora Blvd (PIN 338-03-02-0006) from the Highway Commercial (HC) district to the High-Density Residential (R-3) district. (Hucks)

E. First Reading of Ordinance #ZA2025-04-07 (E) to annex approximately 2.72+/- acres located at 966 West Cox Ferry Rd (PIN 382-07-01-0011), and request to rezone from the Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Low/Medium-Density Residential (R-1) district. (Hucks)

VI. CONSIDERATION

A. Consideration of approval of the name of a new subdivision located on John Doctor Rd / Hwy 905 (PIN 339-00-00-0013), called “Clearbrook” (Hucks)

“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city.”

- B. Consideration of applications for the Redevelopment of Existing Vacant Commercial Buildings 25,000 Sq. Ft. or Greater Incentive Program for RP Coastal Centre LLC, located at 1610 and 1612 Church Street. (PINS 338-11-04-0029, 338-10-02-0015, 338-10-02-0016, 338-10-02-0013). (Dennis)

VII. PUBLIC INPUT

VIII. CITY ADMINISTRATOR’S REPORT

IX. COUNCIL INPUT

X. ADJOURNMENT

Any City of Conway resident or owner of a business within the City that holds a valid city business license may make an appearance before City Council concerning any municipal matter with the exception of personnel matters. Persons desiring to speak must notify the City Clerk no later than 5 p.m. on the last business day prior to the day of the City Council meeting. However, if you are speaking regarding a public hearing item, then you would do so during that time on the agenda. Address Council from the podium stating your name, address, and the subject you would like to discuss. The public may also access the meeting at <https://www.conwaysc.gov/>.

“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city.”

DATE: MARCH 17, 2025

ITEM: III.A.

ISSUE:

Final Reading of Ordinance #ZA2025-03-17 (A), to rezone approximately 0.74+/- acres of property located on Sixteenth Ave, between Elm Street and Elizabeth Street (PIN 338-11-01-0049) from the Low/Medium-Density Residential (R-1) district to the Neighborhood Commercial (NC) district.

BACKGROUND:

The applicant submitted a rezoning application for the subject property in late December 2024. The property is already in the city limits, zoned Low/Medium-Density Residential. The property is currently vacant. The proposed use of the property has not been disclosed by the applicant; however, the applicant is requesting to rezone the property to the Neighborhood Commercial (NC) district.

Zoning District of Subject Property:

Per Section 3.2.9 of the Unified Development Ordinance (UDO), the NC district is intended to provide small scale retail and service uses for nearby residential areas. Dimensional requirements and design standards of the NC district are intended to promote compatibility to surrounding residential areas and accommodate pedestrian use and access. Strip commercial development, designed primarily to accommodate vehicular access and parking, and development that is insensitive or incompatible with the scale and character of the surrounding residential areas, is discouraged in this district.

Village Corridor Overlay(VCO) district:

This property is also located within the Village Corridor Overlay (VCO). Per Section 3.4.3 of the UDO, the intent of the VCO shall be used to promote compact, pedestrian-scale development with residential, neighborhood commercial, professional, and office uses. The Village Corridor Overlay zoning shall include all properties fronting on minor arterials and collector streets designated on the zoning map.

Additionally, per Section 6.5.3, A. – Purpose, of the Unified Development Ordinance (UDO), “the VCO is established to provide unified development that promotes a sense of place and provides opportunities to develop projects engineered to be compatible with the carrying capacity of minor arterials and collector streets.”

Surrounding uses/Zoning Districts:

A portion of the property abuts property zoned Highway Commercial (HC) and abuts property zoned Low/Medium-Density Residential (R-1) on one side that is used commercially (was occupied by a cosmetology school at one time) and the other side is also zoned R-1 but currently vacant. Behind the property is a split-zoned parcel, zoned R-1 and HC, with the frontage of that property being on Elizabeth Street. There is also a 10-ft construction easement that runs along one side of the subject property that appears to have been created when additional right-of-way was deeded to SCDOT in 2007.

Dimensional Standards / Other Requirements:

Dimensional Standards Comparison		
	Current Zoning (R-1)	Proposed Zoning (NC)
Min. Lot Size	7,500 sq. ft.	4,000 sq. ft.
Min. Lot Width	75'	40'
Min. Lot Depth	100'	100'
Max. Building Height	40'	40'
Front Yard setback	20'	20'
Rear Yard setback	20'	15'
Side Yard (corner front) setback	10'	10'
Side Yard (corner front) setback, adj. to local street	20'	15'
Side Yard (corner front) setback, adj. to collector/arterial street	20'	25'
Landscape Buffers Required	None	Front (street): 10' Rear (adj. to R-1): Type B (15') Rear (adj. to HC): Type A (5') Side (adj. to R-1): Type B (15') Side (adj. to HC): Type A (5')

CITY OF CONWAY COMPREHENSIVE PLAN:

The future land use map of the *Comprehensive Plan* also identifies the property as Neighborhood Commercial (NC).

PLANNING COMMISSION:

Planning Commission held the required public hearing on the request at their February 6th meeting and recommended approval of the request to rezone the property to NC.

CITY COUNCIL:

City Council approved First Reading of the ordinance at their February 18th meeting.

STAFF RECOMMENDATION:

Approve Final Reading of Ordinance #ZA2025-03-17 (A).

ORDINANCE #ZA2025-03-17 (A)

AN ORDINANCE TO REZONE APPROXIMATELY 0.74+/- ACRES OF PROPERTY LOCATED ON SIXTEENTH AVE, BETWEEN ELM STREET & ELIZABETH STREET (PIN 338-11-01-0049) FROM THE CITY OF CONWAY LOW/MEDIUM-DENSITY RESIDENTIAL (R-1) DISTRICT TO THE CITY OF CONWAY NEIGHBORHOOD COMMERCIAL (NC) DISTRICT.

WHEREAS, pursuant to Title 6, Chapter 29 of the Code of Laws of South Carolina, the City of Conway enacted the Zoning Ordinance of the City of Conway, South Carolina; and

WHEREAS, Article 13, Section 13.1.7 of the City of Conway Unified Development Ordinance (UDO) provides that regulations, restrictions, and boundaries set forth in the UDO may be amended, supplemented, changed, or repealed in accordance with S.C. Code §6-29-760; and

WHEREAS, a petition has been submitted to rezone approximately 0.74+/- (total) acres located on Sixteenth Ave, between Elm Street and Elizabeth Street (PIN 338-11-01-0049) from the City of Conway Low/Medium-Density Residential (R-1) district to the Neighborhood Commercial (NC) district; and

WHEREAS, the Planning Commission of the City of Conway, on February 6, 2025, held the required public hearing to discuss the request to rezone from the Low/Medium-Density Residential (R-1) district to the Neighborhood Commercial (NC) district, and made their recommendation; and

WHEREAS, City Council determined that it is in the best interest of the health, safety, and general welfare of the City of Conway and its citizens to approve the rezoning petition as presented. Therefore, be it

ORDAINED, by Conway City Council, in Council duly assembled, that the zoning boundaries of the Official Map of the City of Conway, together with explanatory matter herein, be revised as follows:

Rezone approximately 0.74+/- (total) acres located on Sixteenth Ave, between Elm Street and Elizabeth Street (PIN 338-11-01-0049) from the Low/Medium-Density Residential (R-1) district to the Neighborhood Commercial (NC); and be it further

ORDAINED, that all ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

EFFECTIVE DATE: This Ordinance shall become effective upon final reading.

RATIFIED BY CITY COUNCIL, duly assembled, this 17 day of March 2025.

Barbara Jo Blain, Mayor

William M. Goldfinch IV, Mayor Pro Tem

Amanda Butler, Council Member

Julie Ann Hardwick, Council Member

Beth Helms, Council Member

Justin D. Jordan, Council Member

Larry A. White, Council Member

ATTEST: Alicia Shelley, City Clerk

First Reading: February 18, 2025

Final Reading: March 17, 2025

Legend

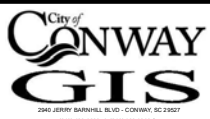
 PARCELS

PIN #: 338-11-01-0049

SIXTEENTH AVE

ELIZABETH ST

PINEWOOD CIR

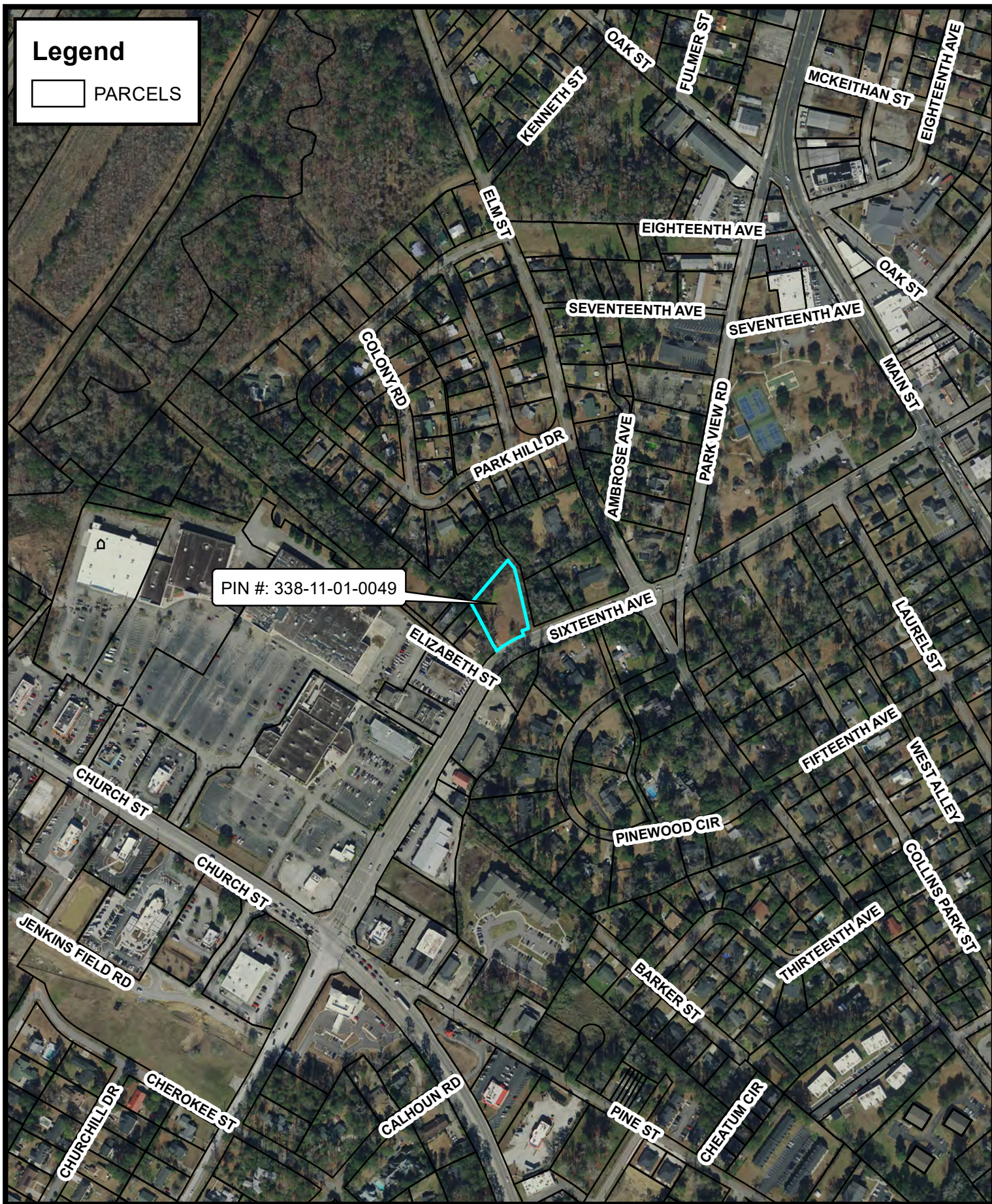


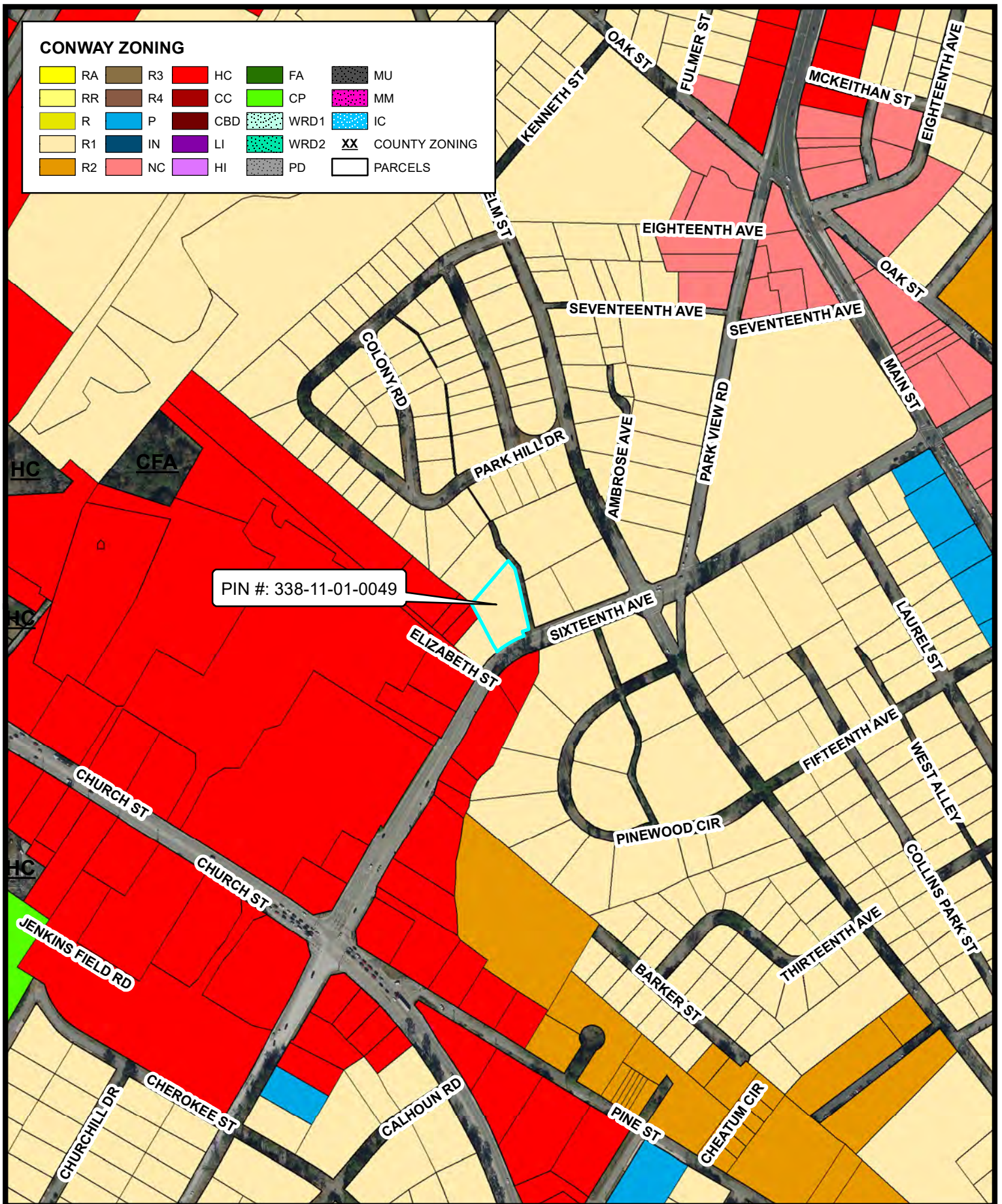
Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



PIN #: 338-11-01-0049
TMS #: 123-13-09-057
16TH AVE
(P25-0003)



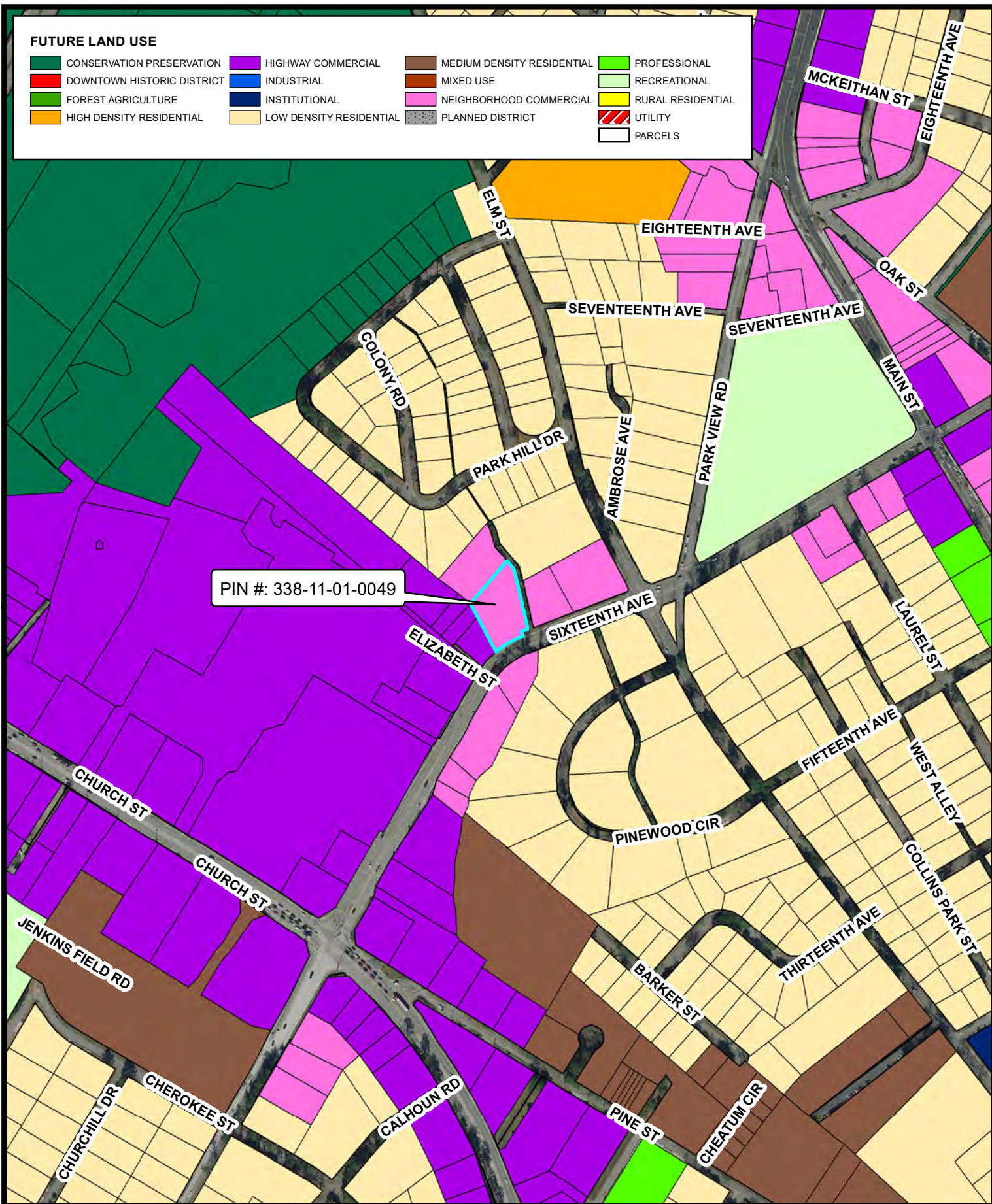


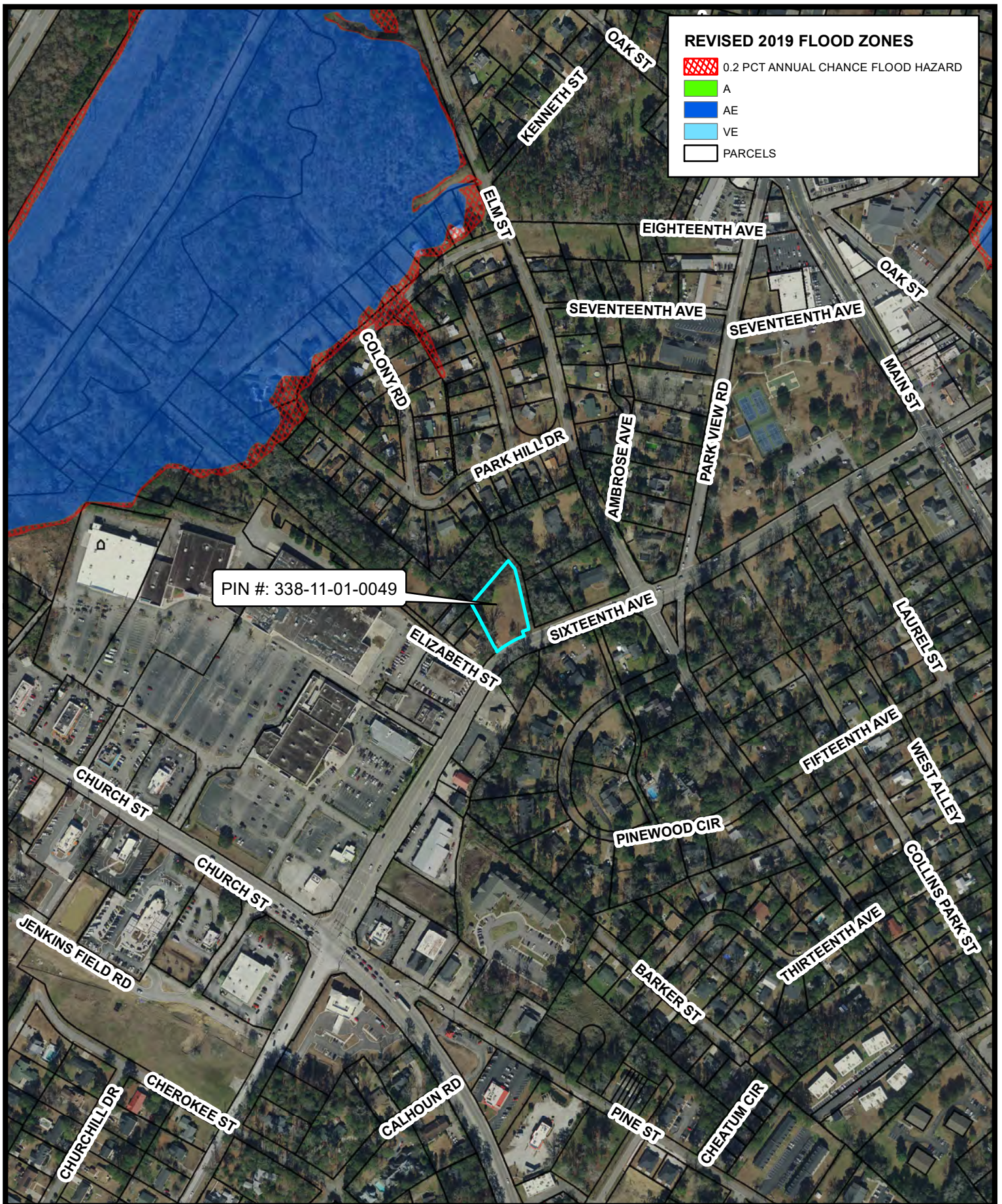


FUTURE LAND USE

	CONSERVATION PRESERVATION		HIGHWAY COMMERCIAL		MEDIUM DENSITY RESIDENTIAL		PROFESSIONAL
	DOWNTOWN HISTORIC DISTRICT		INDUSTRIAL		MIXED USE		RECREATIONAL
	FOREST AGRICULTURE		INSTITUTIONAL		NEIGHBORHOOD COMMERCIAL		RURAL RESIDENTIAL
	HIGH DENSITY RESIDENTIAL		LOW DENSITY RESIDENTIAL		PLANNED DISTRICT		UTILITY
							PARCELS

PIN #: 338-11-01-0049







Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning Department
196 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

www.cityofconway.com

Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: TBD 16th Ave Conway, SC 29526 FEE PAID ☐ YES ☐ NO

AREA OF SUBJECT PROPERTY (ACREAGE): .74 PIN: 33811010049

CURRENT ZONING CLASSIFICATION: R-1

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: NC – Neighborhood Commercial

REQUESTED ZONING CLASSIFICATION: NC – Neighborhood Commercial

NAME OF PROPERTY OWNER(S):

Tommy F Harreslon III Timothy D Harrelson PHONE # 843-902-6307

Charles Matthew Harrelson PHONE # 843-902-6307

MAILING ADDRESS OF PROPERTY OWNER(S):

1311 4th Ave Conway, SC 29526

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

Tommy F Harreslon III

dotloop verified
12/24/24 10:53 AM EST
LQ7C-KWDS-ODRN-SB79

Timothy D Harrelson

dotloop verified
12/24/24 3:42 PM EST
ULVA-0X4D-KMTE-RPXG

PROPERTY OWNER'S SIGNATURE(S)

DATE

Charles Matthew Harrelson

dotloop verified
12/24/24 12:37 PM EST
FE15-BEPN-UCRQ-SMLI

PROPERTY OWNER'S SIGNATURE(S)

DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.

elsuperdianda@gmail.com

DATE: MARCH 17, 2025
ITEM: III.B.

ISSUE:

Final Reading of Ordinance #ZA2025-03-17 (B), to annex approximately 0.37 acres located at 116 Clemson Road (PIN 383-10-01-0018), and rezone from the Horry County Residential, no mobile homes allowed (SF10) district to the City of Conway Low/Medium-Density Residential (R-1) district.

BACKGROUND:

The annexation application was submitted by the property owner, Margaret Lisa Wines, as a requirement for a name change to the city utility services account. According to Horry County Land Records, the deed was transferred into the owner's name on December 2, 2024. The property is within the Coastal Heights subdivision near Hwy 544. There is an existing single-family structure on the property. Restrictive covenants were recorded for this property February 6, 2025.

The adjacent property was annexed into the City in 2022. Several other properties within the Coastal Heights subdivision have been annexed over the years; most of them being on Clemson Road, and some located on University and Lander Drive.

CITY OF CONWAY COMPREHENSIVE PLAN:

The Future Land Use Map of the *Comprehensive Plan* identifies this property as Low/Medium Density Residential (R-1).

The intent of the R-1 District is to provide for the preservation and expansion of areas for low to medium density, detached single-family residential development in the City of Conway. The district shall present a relatively spacious character, promote quiet, livable neighborhoods, and prohibit uses that are incompatible with the residential nature of the surrounding area.

CITY COUNCIL:

City Council approved First Reading of the ordinance at their February 18th meeting.

STAFF RECOMMENDATION:

Staff recommends approval of Final reading of **Ordinance #ZA2025-03-17 (B)**.

ORDINANCE #ZA2025-03-17 (B)

AN ORDINANCE TO ANNEX APPROXIMATELY 0.37 ACRES OF PROPERTY LOCATED AT 116 CLEMSON ROAD (PIN 383-10-01-0018), AND REQUEST TO REZONE FROM THE HORRY COUNTY RESIDENTIAL, NO MOBILE HOMES ALLOWED (SF10) DISTRICT TO THE CITY OF CONWAY LOW/MEDIUM DENSITY RESIDENTIAL DISTRICT (R-1) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY:

SECTION 1. FINDINGS:

A petition has been submitted to the City Council of the City of Conway to annex approximately 0.37 acres of property described herein and represented on a map. The City Council of the City of Conway has determined that the annexation of this area into the City of Conway will be to the advantage of the municipality.

The area proposed for annexation is adjacent to the present City limits. The petition for annexation of land and declared zoning is hereby accepted by the governing body of the municipality of Conway, and made a part of the City of Conway, South Carolina, to wit:

ALL AND SINGULAR, those certain parcels, lots, or tracts of land in Conway Township, County and State aforesaid, containing approximately 0.37 acres of property located at 116 Clemson Road (PIN 383-10-01-0018), and request to rezone from the Horry County Residential, no mobile homes allowed (SF10) district, to the City of Conway Low/Medium-Density Residential (R-1) district.

This annexation includes all waterways, roads, and rights-of-way adjacent to the property.
For a more specific description of said property, see attached map.

SECTION 2. APPLICATION OF ZONING ORDINANCE:

The property is admitted as City of Conway Low/Medium Density Residential District (R-1) area under the zoning laws of the municipality.

SECTION 3. EFFECTIVE DATE:

The annexation is effective as of the date of the final reading of this Ordinance.

AND BE IT FURTHER ORDAINED that such changes shall be made on the Official Zoning Map. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

RATIFIED BY CITY COUNCIL, duly assembled, this 17 day of March, 2025.

Barbara Jo Blain, Mayor

William M. Goldfinch IV, Mayor Pro Tem

Amanda Butler, Council Member

Julie Ann Hardwick, Council Member

Beth Helms, Council Member

Justin D. Jordan, Council Member

Larry A. White, Council Member

ATTEST: Alicia Shelley, City Clerk

First Reading: February 18, 2025

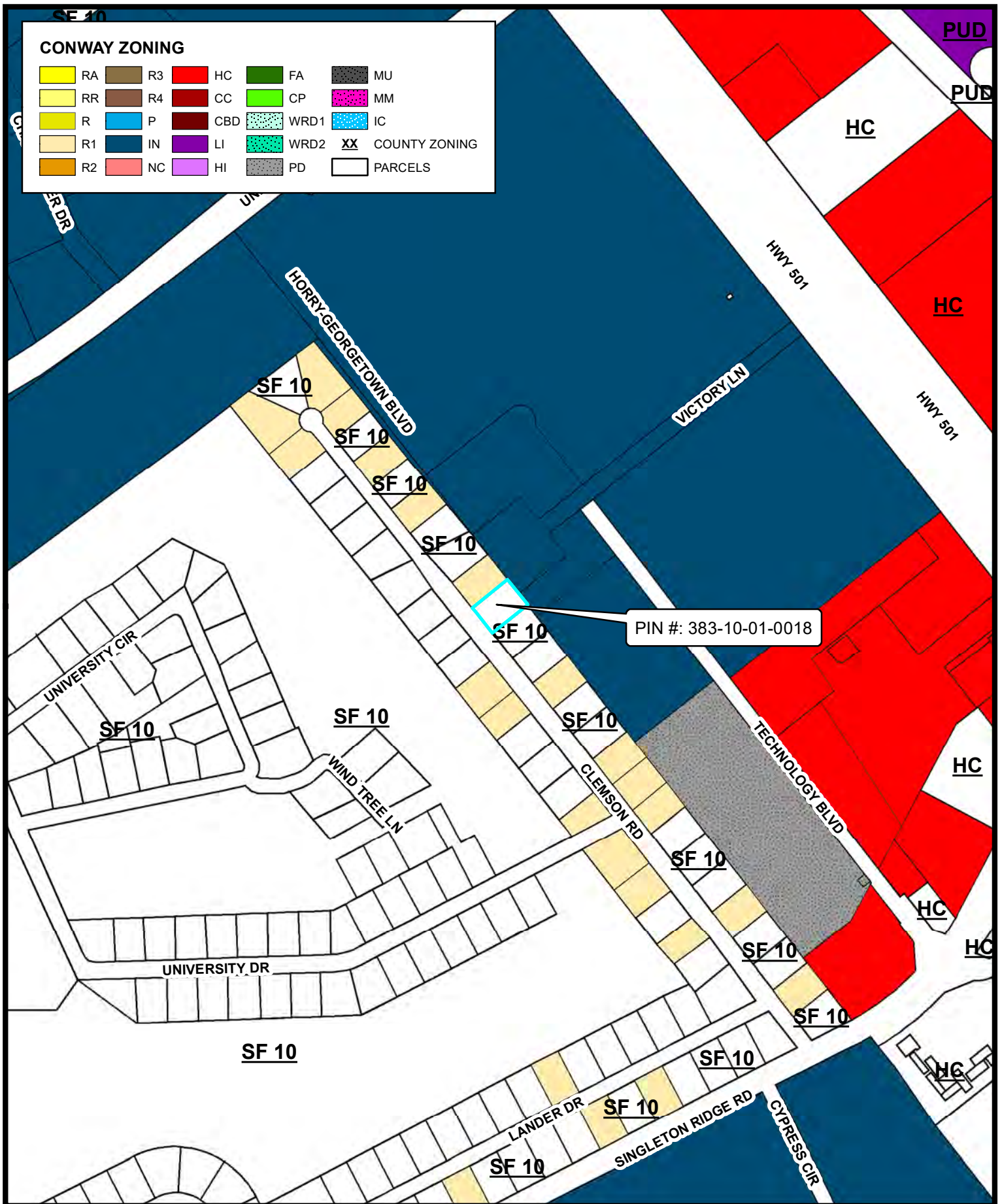
Final Reading: March 17, 2025

Legend

 PARCELS

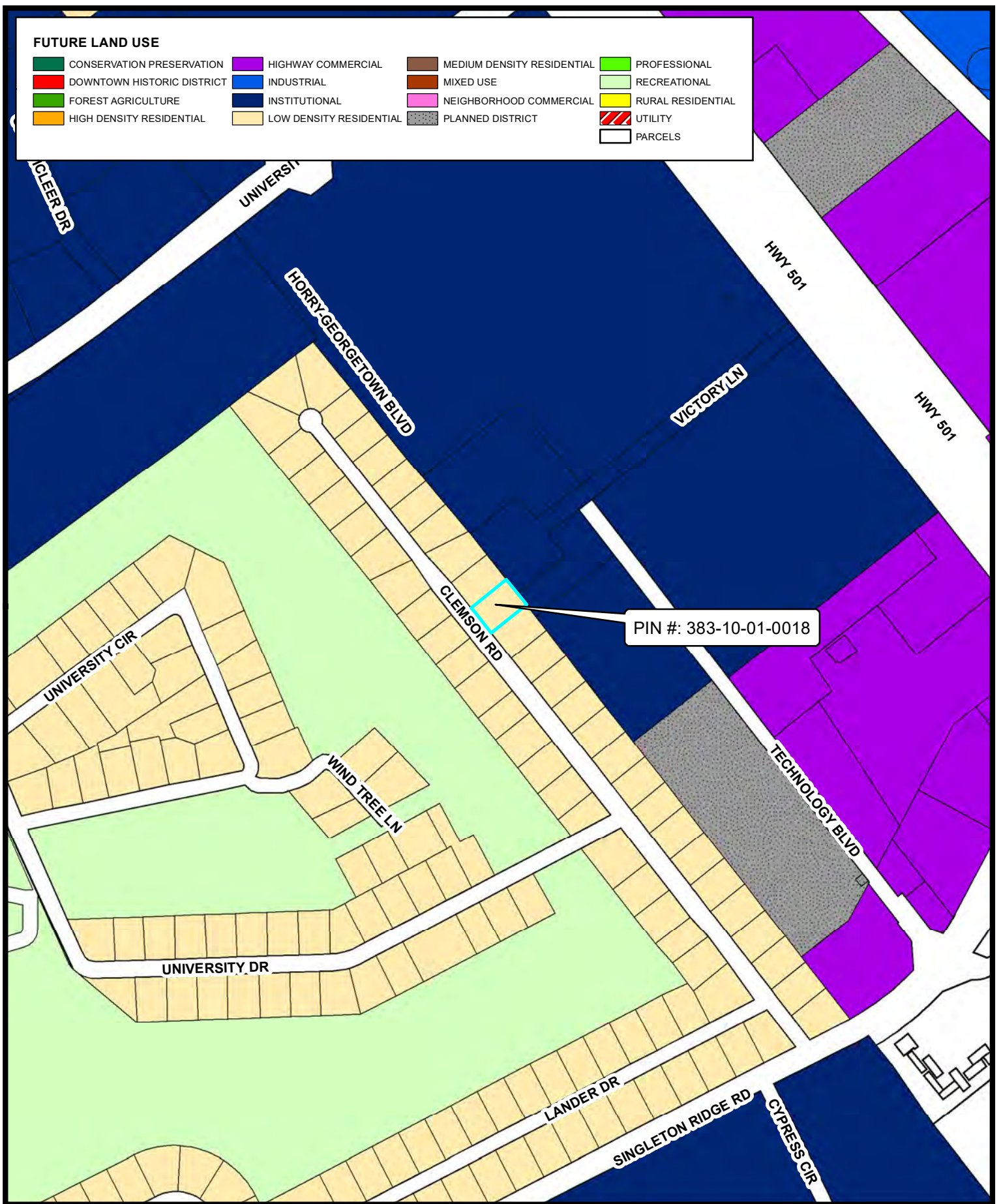






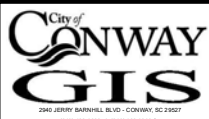
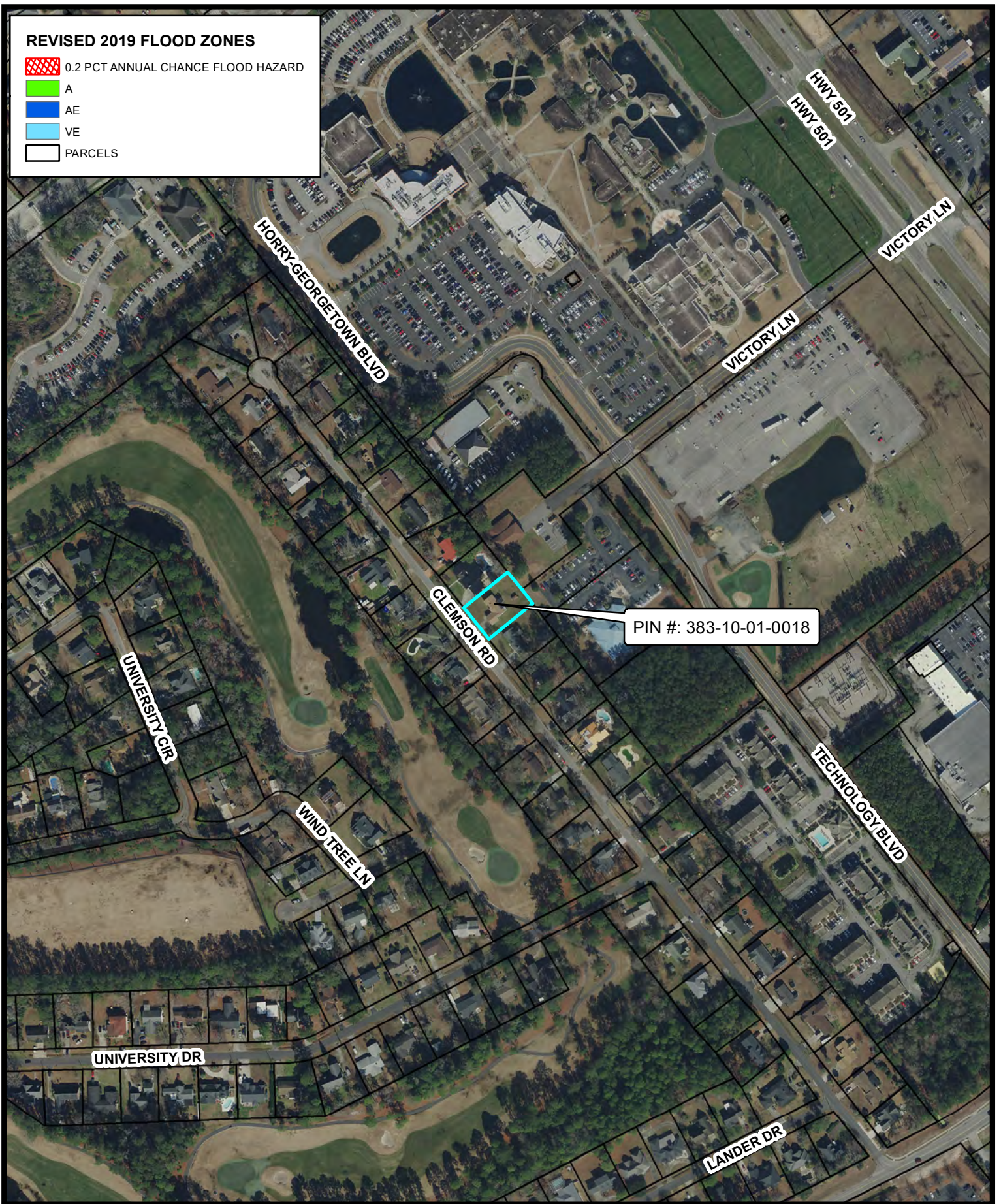
FUTURE LAND USE

 CONSERVATION PRESERVATION	 HIGHWAY COMMERCIAL	 MEDIUM DENSITY RESIDENTIAL	 PROFESSIONAL
 DOWNTOWN HISTORIC DISTRICT	 INDUSTRIAL	 MIXED USE	 RECREATIONAL
 FOREST AGRICULTURE	 INSTITUTIONAL	 NEIGHBORHOOD COMMERCIAL	 RURAL RESIDENTIAL
 HIGH DENSITY RESIDENTIAL	 LOW DENSITY RESIDENTIAL	 PLANNED DISTRICT	 UTILITY
			 PARCELS



REVISED 2019 FLOOD ZONES

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  VE
-  PARCELS



Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



PIN #: 383-10-01-0018
TMS #: 151-19-02-027
116 CLEMSON RD
(P25-0024)





PETITION FOR ANNEXATION

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning
Department 196 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

www.cityofconway.com

Instructions:

- Fill out all 3 pages
- Submit signed forms to City of Conway Planning Department
- Provide digital copy of deed and survey/plat with these forms

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CONWAY

WHEREAS, § 5-3-150 (3) of the Code of Laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation; and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation; and

WHEREAS, the area requesting annexation is described as follows, to wit:

NOW, THEREFORE, the undersigned petition the City Council of Conway to annex the below described area into the municipal limits of the City of Conway.

PROPERTY LOCATION/SUBDIVISION: COASTAL HEIGHTS SUBDIVISION
116 Clemson Rd. Conway, S.C. 29526

PIN: 383-10-01-0018 ACREAGE: _____

PROPERTY ADDRESS: 116 CLEMSON RD. CONWAY, SC 29526

PROPERTY OWNER MAILING ADDRESS: LISA WINES 10342 MORELAND RD DELAPLANE, VA

PROPERTY OWNER TELEPHONE NUMBER: 703-587-5497 20144

PROPERTY OWNER EMAIL: MAMAWINES@AOL.COM

APPLICANT: M. Lisa Wines

APPLICANT'S EMAIL: SAME

IS THE APPLICANT THE PROPERTY OWNER? CIRCLE: YES ☒ NO ☐

IF NOT: PLEASE INCLUDE A LETTER OF AGENCY OR POWER OF ATTORNEY FROM THE OWNER ADDING RESPONSIBILITY TO THE APPLICANT.

PROPERTY OWNERS (Attach additional sheets if necessary)

MARGARET LISA WINES Margaret Lisa Wines
(Print) (Signature)

DATE: 6 Feb. 2025

(Print)

(Signature)

DATE: _____



PETITION FOR ANNEXATION

Staff Use Only

Received: _____
BS&A #: _____

Is there a structure on the lot: _____ Structure Type: _____

Current Use: _____

Are there any wetlands on the property?

CIRCLE: YES ☐ NO ☒

If yes, please include valid wetland delineation letter from army corps of engineers.

Is the property restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted or proposed use of the land?

CIRCLE: YES ☐ NO ☐

If yes, please explain and provide a copy of covenant and/or restriction.

Is the city a party to any deed restrictions or easements existing on the property?

CIRCLE: YES ☐ NO ☒

If yes, please describe.

Are there any building permits in progress or pending for this property?

CIRCLE: YES ☐ NO ☒

If yes, please provide permit number and jurisdiction.

FEES ARE DUE AT SUBMITTAL.

RI ZONING DISTRICT – NO FEE ALL OTHER ZONING DISTRICTS - \$ 250

PLEASE SUBMIT TO THE PLANNING DIRECTOR AT THE CITY OF CONWAY.

ahardin@cityofconway.com



Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning Department
196 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

www.cityofconway.com

Notice

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PHYSICAL ADDRESS OF PROPERTY: 116 CLEMSON RD FEE PAID () YES () NO
CONWAY, S.C. 29526

AREA OF SUBJECT PROPERTY (ACREAGE): _____ PIN: 383-12-01-0018

CURRENT ZONING CLASSIFICATION: _____ SF12 _____

_____ COMPREHENSIVE PLAN 2035 FUTURE LAND USE: _____

REQUESTED ZONING CLASSIFICATION: _____ R1 _____

NAME OF PROPERTY OWNER(S):

MARGARET LISA WINES PHONE # 703. 587.5497

PHONE # _____

MAILING ADDRESS OF PROPERTY OWNER(S):

M. Lisa Wines
10342 Moreland Rd. Delaplane, VA 20411

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

Margaret Lisa Wines
PROPERTY OWNER'S SIGNATURE(S)

6 February 2025
DATE

PROPERTY OWNER'S SIGNATURE(S)

DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.

DATE: MARCH 17, 2025
ITEM: III.C.

ISSUE:

Approve Memorandum of Understanding/ Mutual Aid Agreement

Our working agreements with other local agencies are presented as Memorandum of Understanding or Mutual Aid Agreements.

DATA

See attached handouts.

RECOMMENDATION

Authorize approval of Memorandum of Understanding with North Myrtle Beach Police Department.

State of South Carolina	)	MUTUAL AID AND LAW ENFORCEMENT SUPPORT AGREEMENT BETWEEN THE CITY OF NORTH MYRTLE BEACH AND THE CONWAY POLICE DEPARTMENT
	)	
County of Horry	)	

WHEREAS, the Law Enforcement and Support Act (the Act), beginning at § 23-20-10 et seq. of the South Carolina Code of Laws, § 23-20-30 provides “Any county, incorporated municipality, or other political subdivision of this State may enter into mutual aid agreements for the proper and prudent exercise of public safety functions. All agreements must adhere to the requirements contained in § 23-20-40”; and

WHEREAS, § 23-20-20(4) of the Act defines a Mutual Aid Agreement as “any agreement entered into on behalf of a law enforcement agency in this State for the purpose of providing the proper and prudent exercise of public safety functions across jurisdictional lines, including, but not limited to, multijurisdictional task forces, criminal investigations, patrol services, crowd control, traffic control and safety, and other emergency service situations. Such agreements must not be permitted for the sole purpose of speed enforcement”; and

WHEREAS § 23-20-20 also defines the following as:

- (1) "Law enforcement agency" means any state, county, municipal, or local law enforcement authority that enters into an agreement for the procurement of law enforcement support services.
- (2) "Law enforcement provider" means any in-state or out-of-state law enforcement authority that provides law enforcement services to a law enforcement agency pursuant to this chapter.
- (3) "Law enforcement services" means any law enforcement assistance or service performed by a certified law enforcement officer; and
- (4) "Mutual aid agreement" means any agreement entered into on behalf of a law enforcement agency in this State for the purpose of providing the proper and prudent exercise of public safety functions across jurisdictional lines, including, but not limited to, multijurisdictional task forces, criminal investigations, patrol services, crowd control, traffic control and safety, and other emergency service situations. Such agreements must not be permitted for the sole purpose of speed enforcement.

WHEREAS § 23-20-40 provides

(A) All mutual aid agreements for law enforcement services must be in writing and include, but may not be limited to, the following:

- (1) a statement of specific services to be provided;
- (2) specific language dealing with financial agreements between the parties;
- (3) specification of the records to be maintained concerning the performance of services to be provided to the agency;
- (4) language dealing with the duration, modification, and termination of the agreement;
- (5) specific language dealing with the legal contingencies for any lawsuits or the payment of damages that arise from the provided services;
- (6) a stipulation as to which law enforcement authority maintains control over the law enforcement provider's personnel;
- (7) specific arrangements for the use of equipment and facilities; and
- (8) specific language dealing with the processing of requests for information pursuant to the Freedom of Information Act for public safety functions performed or arising under these agreements.

(B) Except as provided in subsection (C), a mutual aid agreement entered into on behalf of a law enforcement authority must be approved by the appropriate governing bodies of each concerned county, incorporated municipality, or other political subdivision of this State. Agreements entered into are executed between governing bodies, and, therefore, may last until the agreement is terminated by a participating party of the agreement.

(C) An elected official whose office was created by the Constitution or by general law of this State is not required to seek approval from the elected official's governing body in order to participate in mutual aid agreements.

NOW THEREFORE, PURSUANT TO THE CODE OF LAWS OF SOUTH CAROLINA, SECTION 23-20-10 ET SEQ, THE NORTH MYRTLE BEACH POLICE DEPARTMENT (NMBPD) AND CONWAY POLICE THE PARTIES AGREE AS FOLLOWS:

1. TEMPORARY TRANSFER OF OFFICERS, SPECIFIC SERVICES TO BE PROVIDED, MODIFICATION AND TERMINATION OF AGREEMENT:

(a) CPD shall provide Officers on a temporary basis to provide law enforcement services in the City of North Myrtle Beach, South Carolina during the Memorial Day Bike Event beginning on May 22, 2025 through May 26, 2025. The Agreement shall be effective for the period beginning at 12:00 a.m. on May 23, 2025, and ending at 11:59 p.m. on May 26, 2025. However, the CPD shall not be required to begin providing assistance until May 23, 2025 continuing through May 26, 2025 unless otherwise requested by the City of North Myrtle Beach to

commence providing services prior to May 23, 2025 during the above referenced effective period.

(b) The specific law enforcement services that the CPD shall provide include, but are not limited to, patrol services, crowd control, and traffic control.

(c) This agreement shall terminate, as indicated in paragraph 1(a) on Monday, May 26, 2025 at 11:59 pm. This agreement shall not be modified unless both parties consent, in writing, to a modification. The terms of the modification shall be in writing and shall become a part of the original Agreement.

2. AUTHORITY

(a) The North Myrtle Beach City Council has approved this Agreement and has authorized the CPD to request the temporary transfer of law enforcement officers from the CPD to the extent of available personnel and equipment not required for the adequate protection of the remainder of City of Conway. The Police Chief or commanding officer of the CPD shall determine the amount of personnel and equipment available for law enforcement aid in North Myrtle Beach. The decision of the Police Chief or the commanding officer of the CPD shall be final.

(b) The City of Conway authorizes the Chief of the CPD or his designee to render temporary law enforcement aid to the NMBPD to the extent of available personnel and equipment not required for adequate protection of the remainder of the City of Conway.

(c) Law enforcement officers from the CPD acting under this Agreement shall be commanded by superior authority from within the CPD to maintain the peace or perform duties in the municipality of North Myrtle Beach, South Carolina. While in North Myrtle Beach, officers from the CPD shall be under the direction and authority of a designated person from the CPD. The designated person from the CPD with authority over the officers from the CPD shall in turn be under the direction and authority of Chief of Police for the NMBPD or the Chief's designee. Officers from the CPD transferred to perform law enforcement duties within the City of North Myrtle Beach shall have all powers and authority of a law enforcement officer employed by the City of North Myrtle Beach. The bond for any officer transferred from the CPD shall include coverage for his/her activity in the municipality of North Myrtle Beach in the same manner and to the same extent provided by bonds of officers employed by the NMBPD.

3 COMPENSATION

The NMBPD shall provide a fifty dollar (\$50) per diem to each officer from the CPD transferred to the municipality of North Myrtle Beach pursuant to this Agreement. In addition, the NMBPD shall provide lodging for each officer from the CPD transferred to the municipality of North Myrtle Beach pursuant to this Agreement. The NMBPD shall also reimburse the CPD the rate of salary or the hourly rate of wages for each officer transferred from the CPD. Such reimbursement for each officer shall include any

overtime and any applicable state and federal taxes and SCPORS contributions. CPD shall submit an invoice to the NMBPD within thirty (30) days from May 26, 2025 regarding reimbursement for officers transferred pursuant to this Agreement. Reimbursement shall not include travel expenses.

Other than the compensation to be paid to the CPD as indicated above, the NMBPD shall not be obligated to pay additional remuneration to the CPD however, in the event any extraordinary cost is incurred by the CPD in the rendering of law enforcement services pursuant to this Agreement, the CPD may submit a request for compensation to off-set any extraordinary cost. The NMBPD shall not unreasonably withhold payment to the CPD for any extraordinary costs incurred by the CPD while rendering law enforcement services pursuant to this Agreement.

The temporary transfer of officers from the CPD to the NMBPD pursuant to this Agreement shall in no manner affect or reduce the compensation, pension, or retirement rights of transferred or assigned officers and such officers shall continue to be paid by the City of Conway where such officers are permanently employed.

4. LIABILITY

(a) To the extent permitted by law, and without waiving sovereign immunity, each agency shall be responsible for any and all claims, demands, suits, actions, damages and causes of action related to or arising out of or in any way connected with its own actions and the actions of its personnel in providing law enforcement services under this agreement.

(b) The NMBPD and the City of North Myrtle Beach shall not be responsible for reimbursing any amounts paid or due as benefits to employees of the CPD or the City of Conway under the terms of the South Carolina Workers' Compensation Act due to personal injury or death occurring while such employees are engaged in rendering aid under this Agreement. The NMBPD and the City of Conway shall be responsible for payment of compensation and benefits only to their respective employees.

(c) All individuals retain all compensation, pension, retirement and disability rights while performing duties in accordance with this agreement, and all officers shall continue to be paid by the entity where they are permanently employed as of the dates services are rendered.

(d) This Agreement shall not be construed as, or deemed to be, an agreement for the benefit of any third party or parties. No third party or parties shall have any right of action under this agreement for any cause of action whatsoever.

5. EQUIPMENT AND FACILITIES

The CPD may utilize equipment from its own agency, if approved of by the Chief of Police for the NMBPD or his designee, in carrying out law enforcement services pursuant to this Agreement.

6. RECORDS

In the event that it is necessary for any officer with the CPD to issue a uniform traffic ticket, prepare an incident report, traffic accident report, and/or prepare any document(s) necessary for the issuance of an arrest warrant, the originals of the above stated documents shall remain with and be maintained by the NMBPD. In the event it is necessary for an officer with the CPD to return to the City of North Myrtle Beach to aid in the prosecution of any traffic citation issued or arrest warrant obtained by, or with the assistance of, any officer from the CPD while he/she was performing law enforcement services pursuant to this Agreement, such officer shall reasonably cooperate with the NMBPD to return to North Myrtle Beach for the purpose of providing testimony if the matter is to be disposed of via bench trial or jury trial. The NMBPD shall pay for the officer's mileage at the prevailing IRS mileage rate.

7. PROCESSING REQUESTS FOR INFORMATION PURSUANT TO THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT

Any requests for information submitted to the City of North Myrtle Beach and/or the North Myrtle Beach Police Department pursuant to the South Carolina Freedom of Information Act (FOIA) regarding public safety functions performed or arising under these agreements shall be processed by the City of North Myrtle Beach. Any requests for information submitted to THE CONWAY POLICE DEPARTMENT pursuant to the South Carolina Freedom of Information Act (FOIA) regarding public safety functions performed or arising under these agreements shall be processed by CONWAY POLICE DEPARTMENT.

Ryan Fabbri, Interim City Manager
City of North Myrtle Beach

Dale Long, Police Chief
CONWAY POLICE DEPARTMENT

Date: _____

Date: _____

CITY OF CONWAY
CITY COUNCIL MEETING
CONWAY CITY HALL
229 MAIN STREET, CONWAY
TUESDAY, FEBRUARY 18, 2025 - 4:00 P.M.

PRESENT: Mayor Barbara Jo Blain, Mayor Pro Tem William Goldfinch, Amanda Butler, Beth Helms, Justin Jordan, Larry White. **ABSENT:** Julie Hardwick

STAFF: Adam Emrick, City Administrator; Mary Catherine Hyman, Deputy City Administrator; John Rogers, Deputy City Administrator; June Wood, Public Information Officer; Jeff Leveille, Technology Services Director; Jessica Hucks, Planning and Development Director; Dale Long, Police Chief; Le Hendrick, Fire Chief; Rock Rabon, Fleet Maintenance Director; Reggie Jenerette, Solid Waste Director; Kayla Fleming, Municipal Judge; Brandon Harrelson, Public Works Director; Ted Dudley, Public Utilities Director; Ashley Smith, Parks and Recreation Director; Robert Cooper, Construction Services Director; Timmy Williams, Hospitality and Beautification Director; Jason Perzan, Deputy Fire Chief; and Alicia Shelley, City Clerk.

OTHERS: Hillary Howard. There were approximately 25 others in attendance.

CALL TO ORDER: Mayor Blain called the meeting to order. Joel Wilson of Ekklesia Christian Church gave the invocation and led the Pledge of Allegiance.

The requirements for posting notice of this meeting under South Carolina's Freedom of Information Act (FOIA) were met.

CONSENT AGENDA:

- A. Final Reading of Ordinance #ZA2025-02-18 (A) to annex approximately 1.4 acres of property located at 2837 Long Avenue Ext (PIN 32410040003), and request to rezone from the Horry County Residential, no mobile homes allowed (SF40) district to the City of Conway Low/Medium-Density Residential (R-1) district.**
- B. Final Reading of Ordinance #ZA2025-02-18 (B) to annex approximately 0.92 acres of property located at 4154 Long Avenue Ext (PIN 294-12-02-0006), and request to rezone from the Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Low/Medium-Density Residential (R-1) district.**
- C. Approval of a Resolution honoring the Conway Kiwanis Club for their 60th Annual Pancake Breakfast and Supper**
- D. Approval of February 3, 2025 Council Meeting Minutes**

APPROVAL OF CONSENT AGENDA: Motion: Butler made a motion, seconded by Jordan to approve the February 18, 2025 consent agenda. **Vote:** Unanimous. Motion carried.

INTRODUCTION OF NEW HIRES:

Blain introduced the following new hires:

- Billy Drayton, Public Works Right of Way Technician
- William Gray, Public Works Construction Technician
- Kent Smith, Public Works Construction Technician
- Dean Tipton, Public Utilities Pump Mechanic
- Jonathan Sandford, Public Utilities Tradesworker
- David Johnson, Public Utilities Pump Mechanic
- Seth Lara-Bell, Public Utilities Water Meter Technician
- Landon Ward, Public Utilities Tradesworker
- Alton “Dale” Ray, Solid Waste Equipment Operator I (absent)
- Gregory Trapp, Light/Heavy Mechanic I

SPECIAL PRESENTATION:

- A. Presentation of Employee of the Month for February 2025 – Public Works –** Dudley presented Shawn Dawson as the February 2025 Employee of the Month.
- B. Presentation of a Resolution honoring the Conway Kiwanis Club for their 60th Annual Pancake Breakfast and Supper –** Blain presented members of the Conway Kiwanis Club with a resolution honoring them for their 60th Annual Pancake Breakfast and Supper.
- C. Conway Downtown Alive Annual Visitor Center Update –** Howard, Executive Director of Conway Downtown Alive updated Council on Events, Visitors Center, Fifth and Main, Social Media, Electronic Registration System, Staff & Ambassadors, Mural Guide, Rainy Day Guide, Community Events, Historic Tours, Visitor Parking Tag Program, Map Distribution, Downtown Marketing Campaign, Ad Placement, Geo-Fencing, Visitor Center Page, Gullah Geechee Community Day, Waccamaw Sportsmen’s Expo, and Groovin on the Green.
- D. Discussion of a request to rezone approximately 7.30+/- acres of property located on (North) Main Street and Chicora Blvd (PIN 338-03-02-0006) from the Highway Commercial (HC) district to the High-Density Residential (R-3) district.** Hucks stated that this application was submitted last month. The property is currently zoned HC and is consistent with the city’s future land use map. The requested zoning is R-3. The property is also located within the Gateway Corridor Overlay. Staff discussed the proposed rezoning with the applicant, and it is staffs understanding that multifamily is proposed to be developed on the property. Adjacent uses include a single-family development, vacant property on the opposite side of Chicora Blvd, zoned HC, that was previously proposed to develop a KJ’s. Property across Main Street is zoned HC as well. Hucks said that Planning Commission is scheduled to hold the public hearing and consider the request at the March 6 meeting and that staff will forward their recommendation with first reading.

SECOND/FINAL READING:

Second Reading of Ordinance #ZA2025-01-21 (A), granting a non-exclusive franchise agreement to Project Smashburger Mobile Food Truck at the parking lot adjacent to Fourth Ave and Kingston Street (near Palmetto Taps). Hucks stated that this request received first reading on January 6 and second reading was deferred at the January 21 meeting due to concerns with a mobile food vendor securing parking spaces in an area with limited parking. The applicant

is still requesting permission to utilize this location but has amended the request to Fridays and Saturdays from 3-9 p.m., alternating days each week. Additionally, two different locations are now shown on the revised site plan if the parks in one of the locations are in use when the vendor arrives on those days. If approved, the agreement would be for a 6-month probationary period and would require the applicant to come back for approval of the full term of the franchise agreement in August of this year.

Council had concerns about traffic and the lack of parking in that area.

Blain asked for staff's recommendation. Hucks said that staff also had concerns with parking issues in this area and did not recommend approval of the franchise agreement.

Motion: Blain made a motion, seconded by Goldfinch to deny second reading of Ordinance #ZA2025-01-21 (A). **Vote:** Unanimous. Motion carried.

Goldfinch asked if this would preclude the applicant from bringing another request to be located in a different spot. Hucks said no.

FIRST READING:

- A. First Reading of Ordinance #ZA2025-03-17 (A) to rezone approximately 0.74+/- acres of property located on Sixteenth Avenue, between Elm Street and Elizabeth Street (PIN 338-11-01-0049) from the Low/Medium-Density Residential (R-1) district to the Neighborhood Commercial (NC) district.** Hucks stated that this request was discussed at the January 21 Council meeting. The applicant is requesting to rezone the property to NC, which is consistent with the city's future land use map. The property is currently zoned R-1 and is also within the Village Corridor Overlay district. Abutting uses include a cosmetology school, which is on property zoned R-1, a vacant split zoned parcel, split between R-1 and Highway Commercial, and another vacant parcel zoned R-1. Across from the property is a small vacant parcel zoned Highway Commercial as well as a R-1 parcel that contains a single-family residence. Hucks said that Planning Commission held the public hearing at their February 6 meeting, and recommended approval of the request. The request is consistent with the future land use map and well exceeds the minimum lot size for the NC district. Additionally, the NC district is more restrictive in terms of permitted uses than the HC district. Hucks said that staff recommended approval.

Motion: White made a motion, seconded by Blain to approve first reading of Ordinance #ZA2025-03-17 (A). **Vote:** Unanimous. Motion carried.

- B. First Reading of Ordinance #ZA2025-03-17 (B) to annex approximately 0.37+/- acres of property located at 116 Clemson Rd (PIN 383-10-01-0018) from the Horry County Residential, no mobile homes allowed, (SF10) district to the City of Conway Low/Medium-Density Residential (R-1) district.** Hucks stated that this request was submitted as a result of the requirements to connect to city utility services. The property was transferred into the current owner's name in December of last year. The property is within the Coastal Heights subdivision, where several other parcels have been required to request annexation over the last few years. Coastal Heights is a relatively large development that also contains a golf course, with parcels stretching from Highway 544 to Technology Blvd. The city's future land use map identifies the property as R-1. There is

an existing single-family residence on the property. Hucks said that staff does recommend approval of the annexation.

Motion: Goldfinch made a motion, seconded by Butler to approve first reading of Ordinance #ZA2025-03-17 (B). **Vote:** Unanimous. Motion carried.

PUBLIC INPUT:

There was no public input.

CITY ADMINISTRATOR’S REPORT:

Emrick informed Council of the following:

- Emrick thanked Jack Cooper and Tanner Stroud, the official Conway Gondoliers and thanked all the folks that made the gondola rides happen.
- Emrick reminded council that the Budget Retreat is in Rock Hill arriving on March 5 and leaving on March 7.
- Emrick said that department head reports tonight is from Timmy Williams in Hospitality and Beautification and from Chief Hendrick from the Fire Department.
- Emrick stated that there is one workshop item regarding a request to develop a parcel contiguous to the city limits.

Hospitality and Beautification – Williams gave Council a copy of the Annual Report for Keep Conway Beautiful. Williams said that the irrigation system inside Riverfront Park should be completed by April 1. Williams stated that the parking lot improvements at the Dog Park should be started at the beginning of the summer. Williams informed Council that from October 19-November 23 there were 20 volunteers that helped with the holiday season decorations for a total of 480 hours.

Fire Department – Hendrick updated Council on the Emergency Management saying that staff is preparing for an update to the Emergency Operations Plan that mostly will be general housekeeping items. Hendrick said that staff are preparing for the upcoming hurricane season. Hendrick said that with the recent snow event there were 6+ inches in Conway with no issues throughout the city as staff did not activate the EOC, but did move to OPCON 2 which is a readiness state. Hendrick said that our area could have possible freezing rain on Wednesday night, but no issues are expected.

Perzan updated Council with the following information:

Department Update

- o Two vacancies
- o 15,582.80 hours of training in 2024
- o Training center has been used consistently – logged about 160 hours of use at the facility in 2024.
- o Fire apparatus order should be delivered September 2026

Call Volume

- o 3,796 incidents in 2023 vs. 4,240 incidents in 2024, which is an 11% increase

EMT Update

- o 32 of 38 current EMT's
- o 3 currently in class
- o 3 slated to go in April 2025
- o All the original employees have completed the course, are currently enrolled; all new employees are required to successfully complete the course.

COUNCIL INPUT:

Helms thanked Smith and staff for the Father Daughter Dance and said that it gets better and better. Helms said that she and Blain represented Conway and attended the Gamecock Women's Basketball game where they met Dawn Staley.

Butler announced that the Conway High School boys' basketball team is the region champs and encouraged all to attend the playoffs at home this Friday.

White stated that Coach Hopkins, the head coach of the Conway High boys' basketball team was named the Region 6-AAAAA Coach of the Year.

Goldfinch said that he missed the Riverwalk Extension ribbon cutting but that it looked great, and that Conway was well represented. Goldfinch then talked about quality-of-life events and said that Porchfest, the one Howard talked about earlier, would be a quality-of-life event.

Blain echoed Helms delight in the Father Daughter Dance and bragged on the decorations. Blain said that the Riverwalk Extension ribbon cutting with the lights, fanfare, decorations, the entrance, gondola, along with everything else that staff continue to put together was great. Blain also thanked the volunteers. Blain said that she was asked to write a Proclamation for Black History month, and she said that she didn't respond like she should have, and time was an issue. Blain asked that this group be aware of the fact that this is Black History Month.

WORKSHOP:

Twin Oaks Drive Annexation – Hucks informed Council that the applicant approached staff about the possibility of annexing property on Twin Oaks Drive. The proposed to be annexed property is contiguous to the Collins Jollie development, which is currently being developed as a conservation subdivision. The City's utility service area ends at the start of Twin Oaks Drive, which is directly off Highway 65, with two parcels on one side of Twin Oaks within the utility service area (water and sewer). The property proposed to be annexed is contiguous via land, abutting one of the developments within the Collins Jollie Conservation Subdivision; however, it is not contiguous via travel way. The closest property on Highway 65 that is within the city limits is the Hainer Place development; approximately 2 miles from the property proposing annexation. Twin Oaks Drive is a dead-end road and there would not be any connection via the Collins Jollie development that would connect this property to Collins Jollie Road. Being that it's not within the utility service area, future land use is not identified, although nearby properties that are within the service area are identified as Conservation Preservation (CP); likely due to either wetlands that are identified on those properties or flood zones that may exist. Aside from CP, other properties are identified as Rural Residential. Hucks said that the applicant has mentioned developing the property as a conservation subdivision, which staff supports any development

February 18, 2025

seeking to retain as much open space as possible – especially land encumbered by environmentally sensitive areas, staffs' concerns are primarily due to the distance between this property and the nearest property being within the city limits. Annexation of this property would create more donut holes, stretch city services and would slow response times for emergency services.

Council discussed the property being in the county versus being in the city, where the city would have control over the development. Council discussed the property being a Conservation Subdivision, creating a donut hole, service area, and access via roadways.

Council directed staff to work with the applicant to obtain preliminary sketch plans and/or proposals with enhancement fees.

ADJOURNMENT: Motion: White made a motion, seconded by Helms to adjourn the meeting.
Vote: Unanimous. Motion carried.

APPROVAL OF MINUTES: Minutes approved by City Council this 17 day of March, 2025.

Alicia Shelley, City Clerk

**CONWAY CITY COUNCIL BUDGET RETREAT
ROCK HILL SPORTS AND EVENT CENTER, ROCK HILL, SC
MARCH 6-7, 2025**

THURSDAY, MARCH 6, 2025 – 8:00 A.M.

PRESENT: Mayor Barbara Jo Blain, Mayor Pro Tem William Goldfinch, Amanda Butler, Julie Hardwick, Beth Helms, Justin Jordan, Larry White

STAFF: Adam Emrick, City Administrator; Mary Catherine Hyman, Deputy City Administrator; John Rogers, Deputy City Administrator; Allison Williams, Finance Director; June Wood, Public Information Officer; and Alicia Shelley, City Clerk

OTHERS: Hannah Strong Oskin, My Horry News

The following items were discussed during the first day of Council's annual Budget Retreat:

General Fund Budget:

- City Council
- Human Resources

Motion: Blain made a motion, seconded by White, to go into Executive Session for the following: (1) Update on Contractual Matter. [pursuant to SC Code §30-4-70 (A) (2)]; (2) Discussion of the Administrator's Contact. [pursuant to SC Code §30-4-70 (A) (2)]. **Vote:** Unanimous. Motion carried.

Motion: Goldfinch made a motion, seconded by Jordan to come out of executive session. **Vote:** Unanimous. Motion carried.

No vote was taken, no actions were taken.

General Fund Budget continued:

- Administration

Rogers gave Council an update on Santee Cooper rate changes, specifically the U25 rate structure. Rogers stated that staff met with Santee Cooper on ways to minimize usage and staff is currently exploring those options to lower costs.

Motion: Blain made a motion, seconded by Goldfinch to accept the U25 rate structure from Santee Cooper. **Vote:** Unanimous. Motion carried.

Motion: Blain made a motion, seconded by Jordan, to go into Executive Session for the following: (1) Discussion of property acquisitions. [pursuant to SC Code §30-4-70 (A) (2)]; (2) Update on Pending Litigation. [pursuant to SC Code §30-4-70 (A) (2)]. **Vote:** Unanimous. Motion carried.

Motion: White made a motion, seconded by Butler to come out of executive session. **Vote:** Unanimous. Motion carried.

No vote was taken, no actions were taken.

General Fund Budget continued:

- Recreation
- Technology Services
- Finance
- Solid Waste
- Court
- Police
- Fire
- Public Utilities

Motion: Goldfinch made a motion, seconded by White, to go into Executive Session for the following: (1) Discuss funding options for Public Utilities. [pursuant to SC Code §30-4-70 (A) (2)]. **Vote:** Unanimous. Motion carried.

Motion: Jordan made a motion, seconded by Helms to come out of executive session. **Vote:** Unanimous. Motion carried.

No vote was taken, no actions were taken.

The Rock Hill Administrator David Vebaun welcomed and gave a brief background on the City of Rock Hill.

Mark Sexton, Director of PRT, gave a presentation on the Recreation facilities to the group.

Andrea Barnette, Special Projects Supervisor, gave Council members and staff a tour of the Rock Hill Recreation facilities.

Council members recessed the meeting until 8:00 a.m. on Friday, March 7, 2025.

FRIDAY, MARCH 7, 2025 – 8:00 A.M.

PRESENT: Mayor Barbara Jo Blain, Amanda Butler, Julie Hardwick, Beth Helms, Justin Jordan, Larry White. **ABSENT:** Mayor Pro Tem William Goldfinch

STAFF: Adam Emrick, City Administrator; Mary Catherine Hyman, Deputy City Administrator; John Rogers, Deputy City Administrator; Allison Williams, Finance Director; June Wood, Public Information Officer; and Alicia Shelley, City Clerk

The Retreat continued at 8:00 a.m. and discussed the following items:

General Fund Budget:

- Planning & Development
- Construction Services
- Public Works
- Fleet Maintenance
- Hospitality & Beautification

Emergency Motion: Blain made a motion, seconded by Jordan stating that an incident exists in the City of Conway for a need for a Memorandum of Understanding between the City of Conway and Fairfield County. **Vote:** Unanimous. Motion carried.

Motion: Blain made a motion, seconded by Butler authorizing the Conway City Chief of Police to sign the Memorandum of Understanding with Fairfield County. **Vote:** Unanimous. Motion carried.

Budget Review Continued:

- Street and Drainage Fund Budget
- Stormwater Fund Budget
- Public Utilities Fund Budget
- Accommodations Tax Fund Budget
- Hospitality Tax Fund Budget
- Planning Discussion for FY 2025-2026

The Conway Chamber of Commerce introduced Hunden Partners, a consulting firm that conducted a performing arts feasibility study and presented their findings virtually during lunch at the Budget Retreat.

Budget Planning Retreat Continued.

Motion: Jordan made a motion, seconded by Helms to adjourn the Budget Retreat. **Vote:** Unanimous. Motion carried.

APPROVAL OF MINUTES: Minutes approved by City Council this ____ day of _____, 2025.

Alicia Shelley, City Clerk

DATE: MARCH 17, 2025
ITEM: III.F.

ISSUE:

Appointments to the Grievance Committee.

BACKGROUND:

The Grievance Committee is responsible for scheduling hearings for employees that feel they have been treated unfairly, unlawfully, or in violation of City policy, with regard to his/her employment by the City. The committee is made up of six (6) employees from various departments that serve staggered three-year terms, and one alternate.

The recommendation for the Grievance Committee is as follows:

Phillip Le Hendrick – Fire	Term Expires March 17, 2028
Ted Dudley – Utilities	Term Expires March 17, 2028
June Wood – Administration	Term Expires March 17, 2028
Karen Johnson – Recreation	Term Expires March 17, 2027
Bradley Todd – Finance	Term Expires March 17, 2027
Chris Williamson – Police	Term Expires March 17, 2027
Nevada Mileur – Hospitality & Beautification (alternate)	Term Expires March 17, 2027

RECOMMENDATION:

Appoint the recommended employees to the Grievance Committee.

DATE: MARCH 17, 2025
ITEM: IV.A.

Presentation of Employee of the Month for March 2025 – Public Safety

DATE: MARCH 17, 2025
ITEM: IV.B.

Presentation of February 2025 Longevity Awards:

- Jessica Stalvey – 5 Years – Recreation
- Adam Emrick – 10 Years – Administration
- Shane Carter – 10 Years - Police

DATE: MARCH 17, 2025
ITEM: IV.C.

Presentation of Events for Autism Acceptance Month to be held in April

DATE: MARCH 17, 2025
ITEM: IV.D.

Presentation by SK8Conway – Billy Staples

DATE: MARCH 17, 2025
ITEM: IV.E.

Update on the Parks Master Plan – Greenberg Farrow

DATE: MARCH 17, 2025
ITEM: IV.F.

ISSUE:

Discussion of a request to amend the Carsen's Ferry Planned Development (PD) district (f.n.a. Rivertown Landing PD), to amend the list of permitted uses on Commercial Tract "A", consisting of approximately 4.24+/- acres of property located on Riverport Drive (PIN 337-05-02-0004).

BACKGROUND:

The Rivertown Landing Planned Development (PD) district, now Carsen's Ferry, was originally created in 2007 out of 28.55 acres off Hwy 501 at Riverport Dr. The stated purpose was to "create a walkable, mixed-use community featuring multi-family residential, civic, commercial, and office space in the City of Conway." Until 2015/2016, the only thing that had been developed in this community was the clubhouse and pool. Since its creation, the PD has been amended four (4) other times.

- 2010 amendment: Amended to increase the height allowance for Carsen's Ferry multifamily project from 40 feet to 52 feet and reduce the total residential units from 108 to 86.
- 2017 amendment: removed all commercial and multifamily from the rear most parcels and replaced them with single-family homes on 50 small individual lots. This created a traditional neighborhood layout / development style (*i.e.* The Village at Country Club) with 1 and 2-story traditional craftsman and low-country style homes spaced closely together, ranging from 1,400 to 2,200 sq. ft.
- 2018 amendment: 3.5 acres of a designated as commercial was amended and added to allow additional single-family residential, which now makes up phase 5 of the development, which contains an additional 18 single-family dwellings and with the same requirements as the previous 4 phases. This left approx. 1.5 acres of Commercial acreage for commercial development.
- 2022 amendment: amended the permitted uses in what was remaining of Commercial Tract B to include any use permitted in the Highway Commercial (HC) district.

Proposed 2025 amendment: amend the permitted uses on Commercial Tract "A", which includes approx. 4.24+/- acres, to allow a combination of residential, professional, and other limited commercial uses on the upland portion of the property, or mixed-use development, leaving the remainder as open space and a master-planned stormwater system.

Current Zoning:

The intent of the current zoning, a Planned Development (PD) district, per *Section 3.3.2* of the UDO, is *to provide for large-scale, quality development projects (3 acres and larger) with mixed land uses which create a superior environment through unified development and provide for the application of design ingenuity while protecting surrounding developments.*

COMPREHENSIVE PLAN:

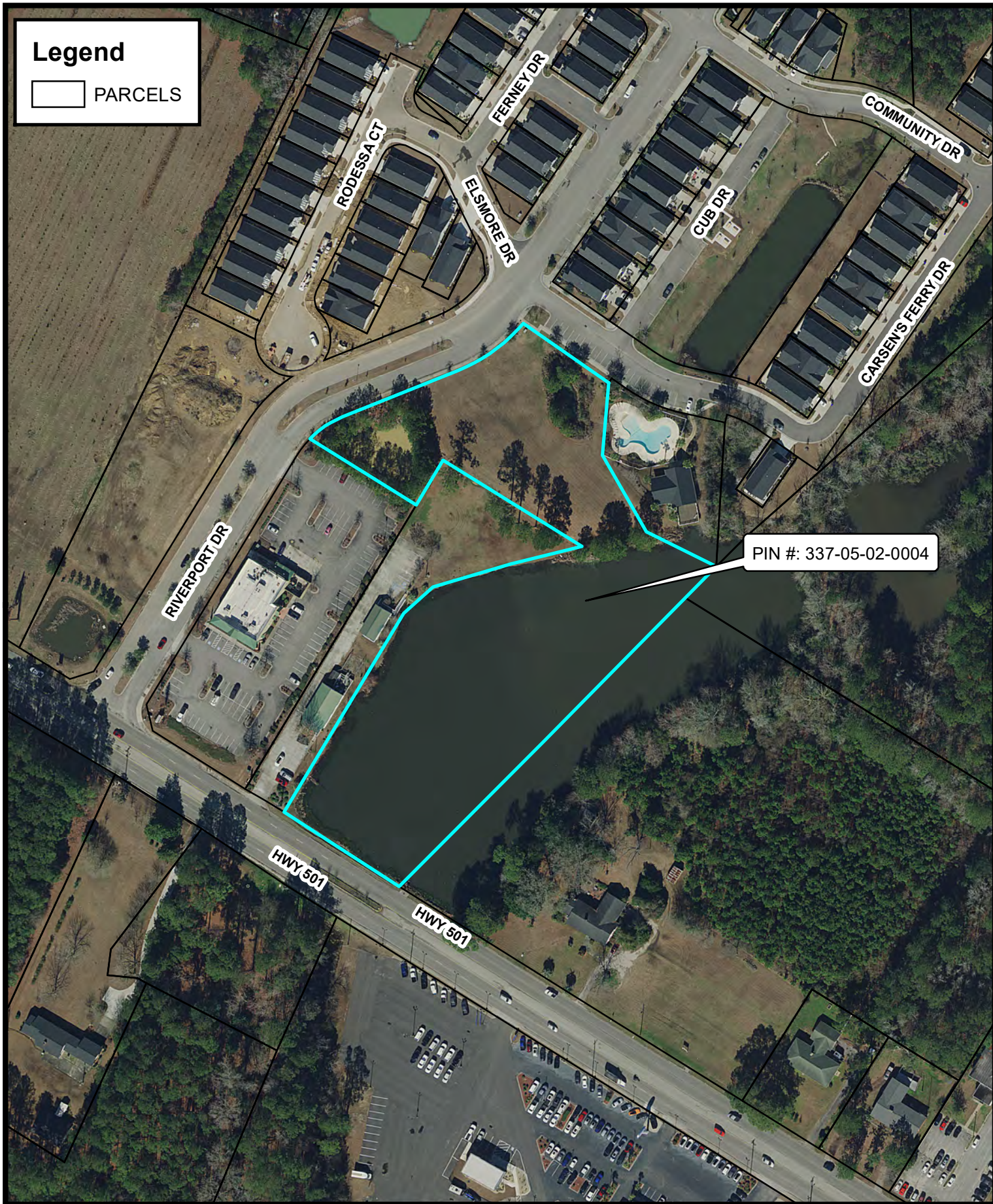
The future land use map of the comprehensive plan identifies the subject property as Planned Development (PD) and Conservation Preservation (CP). Per *Section 3.2.15* of the UDO, the intent of the Conservation Preservation (CP) district is *to provide needed open space for general outdoor and indoor recreational uses and to protect environmentally sensitive areas and flood prone areas from the encroachment of any residential, commercial, industrial, or other uses capable of adversely affecting the relatively undeveloped character of the district.*

PLANNING COMMISSION:

The Technical Review Committee (TRC) is currently reviewing the proposed amendments. Planning Commission is scheduled to hold a public hearing on the proposed amendments at their April 3, 2025 meeting. If a recommendation is provided at that time, it will be forwarded to Council for first reading.

ATTACHMENTS:

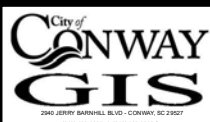
Proposed PD Amendment (narrative) and site plan
Application
GIS Maps



Legend

 PARCELS

PIN #: 337-05-02-0004

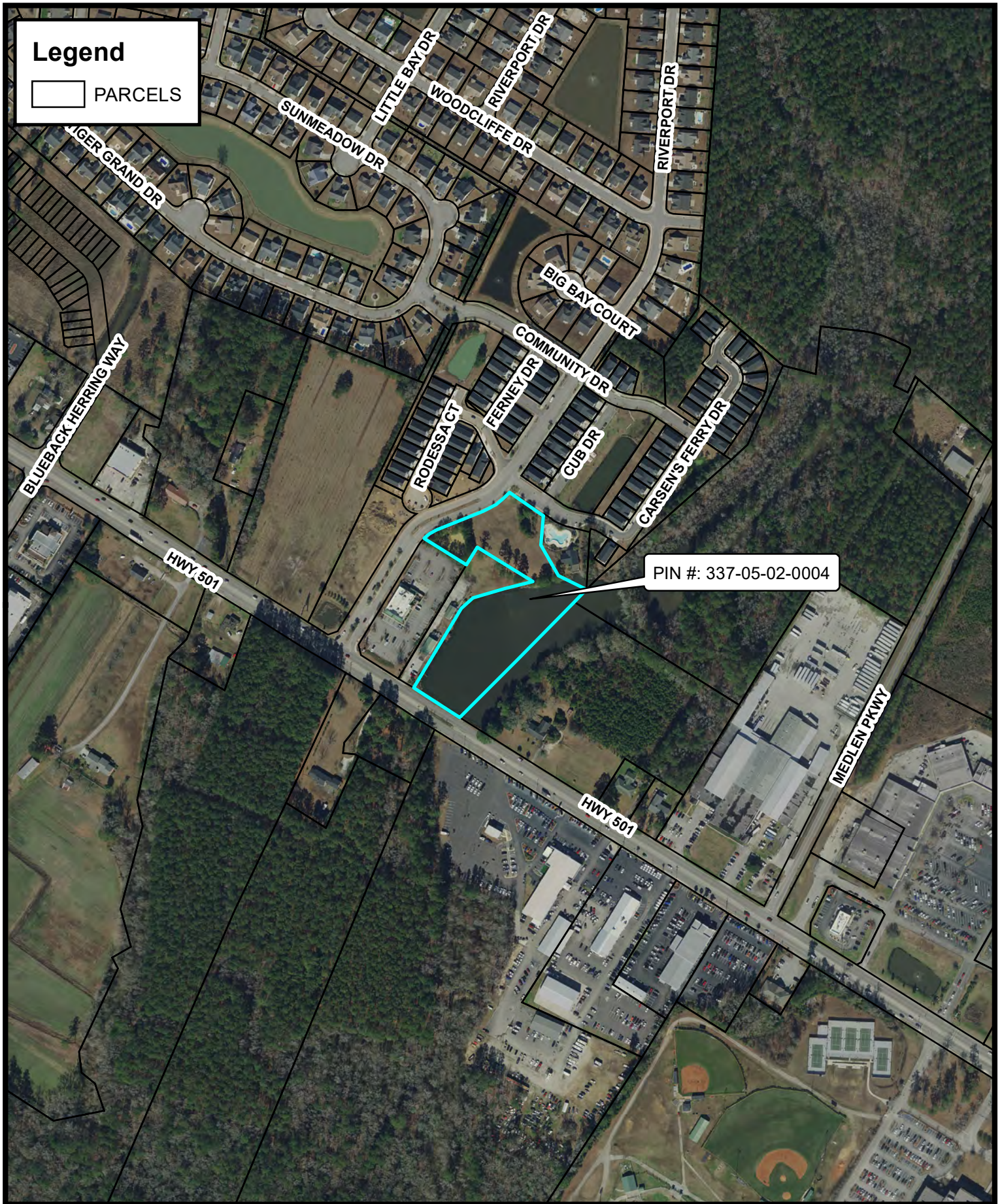


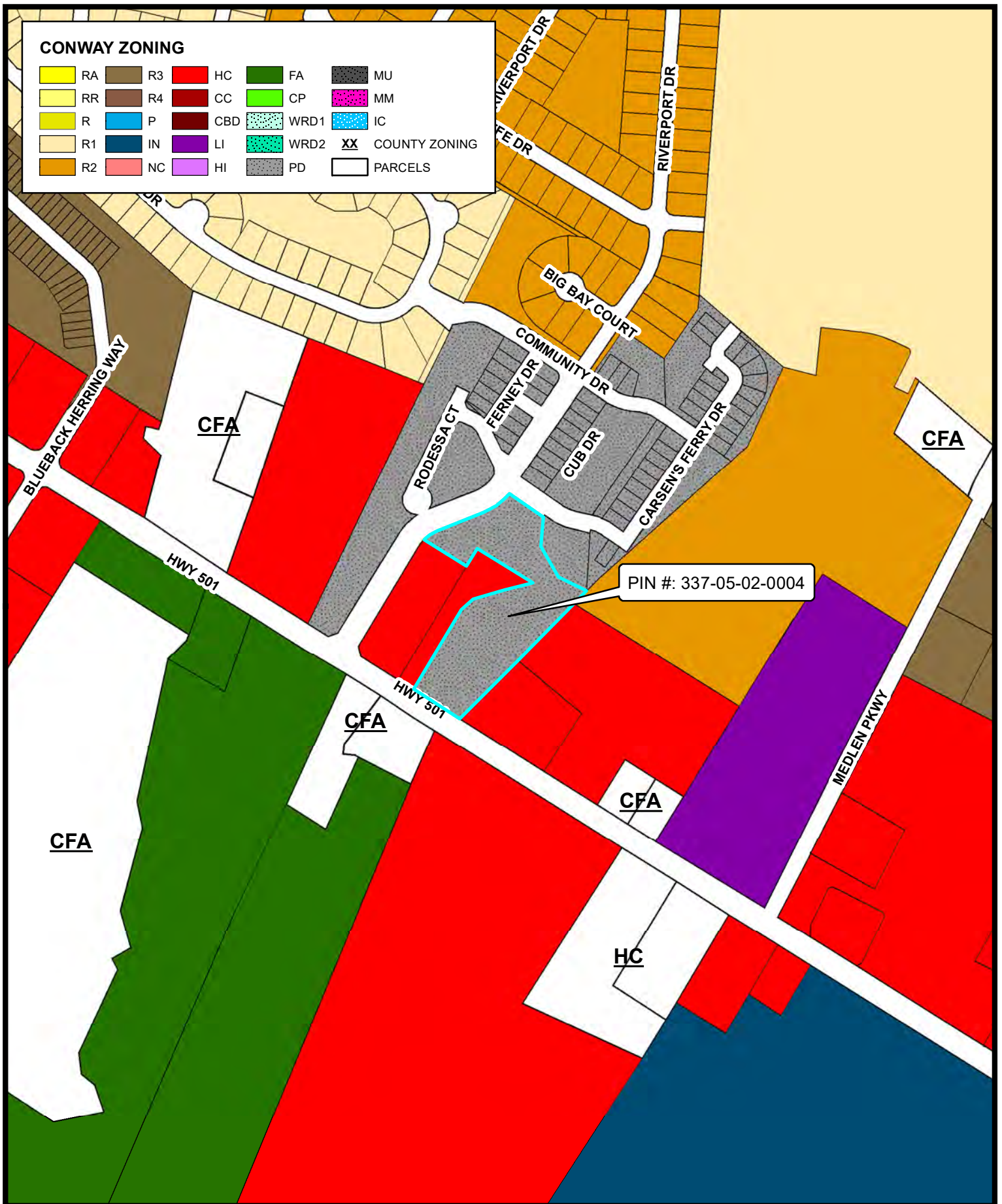
Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.

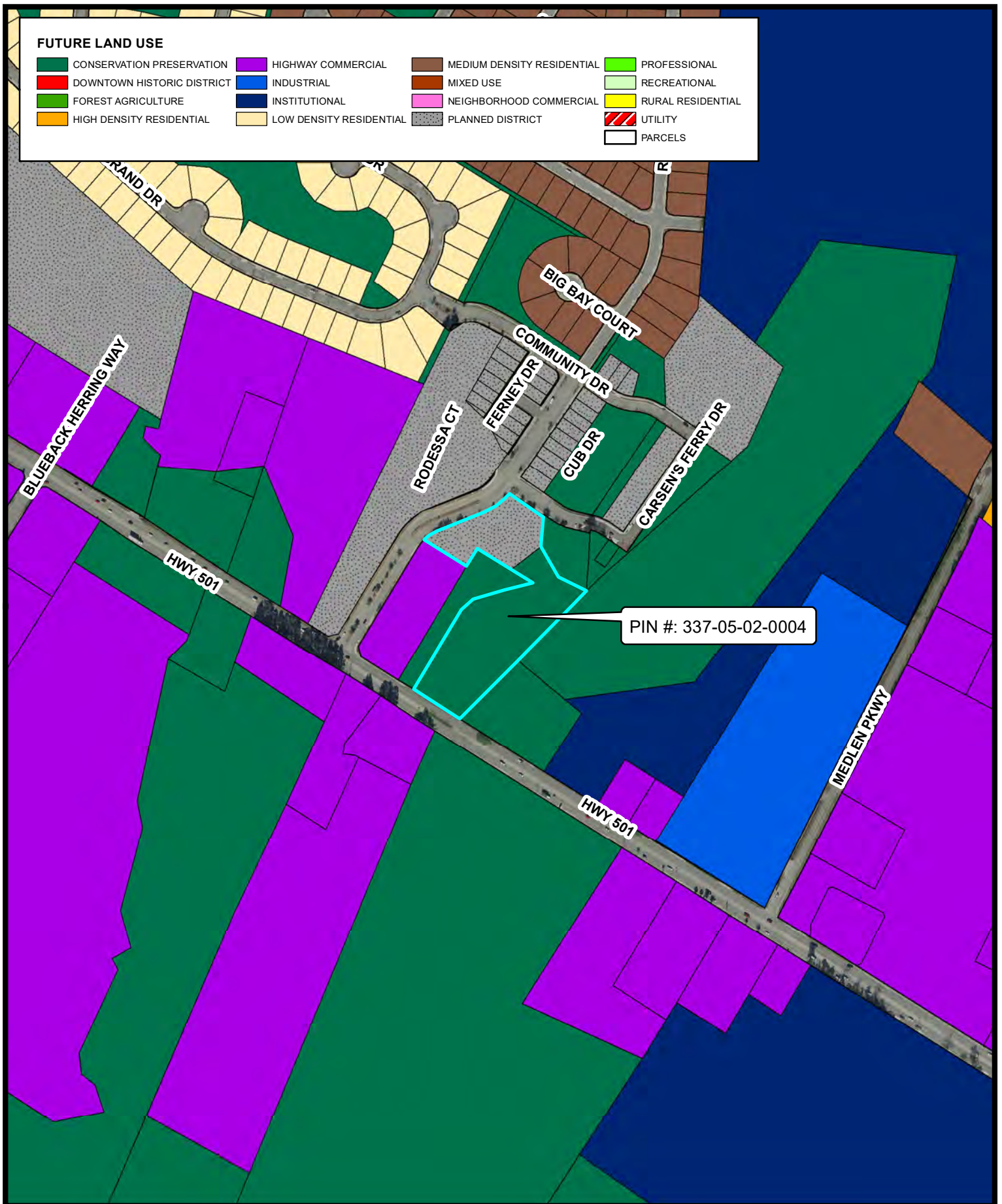


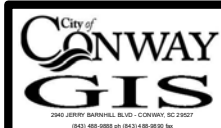
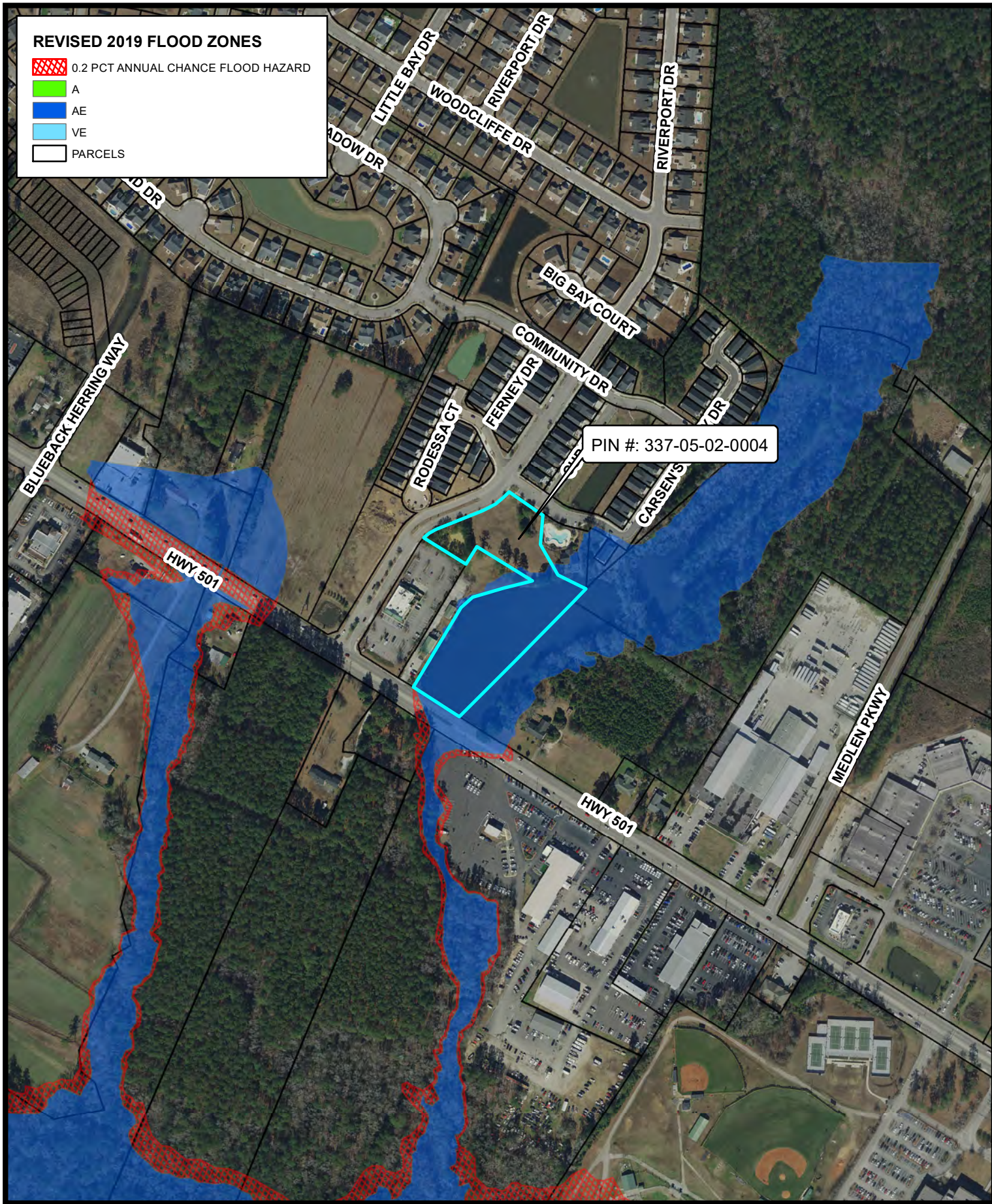
PIN #: 337-05-02-0004
TMS #: 122-00-04-076
CARSENS FERRY AKA RIVERTOWN LANDING
(P25-0044)











Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



PIN #: 337-05-02-0004
TMS #: 122-00-04-076
CARSENS FERRY AKA RIVERTOWN LANDING
(P25-0044)





Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning Department
196 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

www.cityofconway.com

Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: Riverport Drive, Conway SC FEE PAID ☐ YES ☐ NO

AREA OF SUBJECT PROPERTY (ACREAGE): 4.24 AC PIN: 337-05-02-0004

CURRENT ZONING CLASSIFICATION: PD

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Planned District and Conservation Preservation

REQUESTED ZONING CLASSIFICATION: Planned District- Amendment

NAME OF PROPERTY OWNER(S):

Michelle S. Christenson + Andy Christenson PHONE # 843-957-5649

PHONE # _____

MAILING ADDRESS OF PROPERTY OWNER(S):

3550 HWY 472, Conway SC 29526

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

Andy Christenson
PROPERTY OWNER'S SIGNATURE(S)

11-20-24
DATE

SIGN HERE

PROPERTY OWNER'S SIGNATURE(S)

DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.

Carsen's Ferry Planned Development (Rivertown Landing PDD)

Revision February 2025

Narrative

A revision to the existing Carsen's Ferry PD (Rivertown Landing PDD) is requested to change the name of Commercial Tract 'A' to Mixed Use Tract, and permit uses in the Mixed Use Tract as follows:

Allow a combination of residential, professional, and limited commercial (mixed use) on a portion of the upland, with accompanying parking and roadway. Leaving the remaining portion as open space and a master-planned stormwater system.

Commercial Tract 'A' (Mixed Use Tract) within Carsen's Ferry PD (Rivertown Landing PDD) is Horry County PIN#'s 337-05-02-0004. The owner is Michelle and Andy Christenson, 3550 Hwy 472, Conway, SC 29526. This tract is located along Community Drive, in the City of Conway.

The Rivertown Landing PDD was originally passed in 2007 with the intent of developing three commercial tracts and a multifamily tract consisting of 108 condominium units, seven (7) commercial buildings including 67,200 sq ft of retail space and 100,800 sq ft of office space. The master plan also included a 12,000 sq ft stand-alone restaurant and 10,000 sq ft banquet hall.

Amended in 2016 and 2022, Carsen's Ferry PD (Rivertown Landing PDD) has changed to include the following:

- Commercial Tract 'C' - rezoned to R2 in 2016
- Multifamily Tract- renamed Residential Tract and amended for single-family homes in 2016
- Commercial Tract 'B'- amended to allow all uses in HC

Currently, Carsen's Ferry PD (Rivertown Landing PDD) is a development consisting of two commercial lots and Carsen's Ferry residential subdivision. Carsen's Ferry is a high-density subdivision with houses spaced closely together in a traditional neighborhood layout. Streets are tree-lined and include sidewalks to create a pedestrian-friendly atmosphere.

It is proposed that the existing PD be revised to allow for a combination of residential, professional, and limited commercial (Mixed Use development) and rename Commercial Lot 'A' to Mixed Use Tract within this development.

The lot size is 4.24 acres.

Existing Commercial Lot ‘A’ PD requirements are as follows:

- Setbacks are as follows:
 - Front Yard: 30’
 - Side Yard: 10’
 - Rear Yard: 0’
- Maximum building height shall be 50’. This dimension is measured from the ground elevation to the soffit of the building.
- Minimum Lot Size: not applicable, Commercial Tract ‘A’ may not be subdivided.
- Maximum Lot Coverage: In order to preserve the open space, wetlands and native wildlife within this area, the maximum impervious ratio allowed within the “Rivertown Landing” Planned District is 50% of the total area within the Planned District.
- Stormwater system is master planned and maintained by the POA
- Roads within this development are existing and public, except for one private alley.
- Maximum Density: The maximum amount of commercial space within this tract is 15,000 square feet. An increase in commercial square footage would require a major amendment.
- The Permitted Uses in Commercial Lot ‘A’ include:
 - o Baked Goods Stores
 - o Cafes; Restaurants
 - o Candy; Confectionery Stores
 - o Ice Cream Stores
- Parking: The tract is intended to be occupied by a restaurant. The required parking for this tract is one (1) space per three (3) seats, as defined in section 10.1070 of the City of Conway Zoning Ordinance.

Proposed Changes to PD requirements are as follows:

- Rename Commercial Tract ‘A’ to Mixed Use Tract
- There are no wetlands on Commercial Lot ‘A’/Mixed Use Tract
- There are two ponds. The revision includes a site plan to move or remove one pond. Removal or movement of the pond will be determined during the Engineering phase. Stormwater system is master planned and maintained by the POA
- The maximum allowable number of residential units in the Mixed Use Tract is eight 7.
- The maximum allowable number of commercial/professional units in the Mixed Use Tract is 12, totaling no more than 18,000 sq ft.
- Setbacks: *(same as Mixed Use Zoning District)*
 - Front = 0’
 - Rear = 0’
 - Side = 0’
 - Minimum Building Separation = 10’, Eaves may encroach up to one (1) foot.
- Maximum Building Height: no change
- Minimum Lot Size: 1,800 square feet *(to meet square footage of allowable uses)*
- Maximum Lot Coverage: no change
- Permitted Uses:
 - o Baked Goods Stores
 - o Cafes; Restaurants
 - o Candy; Confectionery Stores
 - o Ice Cream Stores
 - o Multifamily

- o Townhouse
- o Home-based occupations
- o Community Support Facility
- o Temporary Child Care Facility
- o Civic Club
- o Dance/Fitness Studio
- o Shoe Repair
- o Doggie Spa
- o Health, Nutrition Food, Vitamin Store
- o Specialty Food Store
- o Coffee Shop
- o Sidewalk Café
- o Outdoor Dining
- o Bridal, Formal Wear Shop
- o Clothing Store, Specialty Shop
- o Artists' Studio & Gallery
- o Frame Shop
- o Gift Shop
- o Hobby/Craft Shop
- o Photography Sale & Studio, Film Developing
- o Book Store
- o Florist
- o Pet Supply, Pet Grooming
- o Music Store, Instrument sales & repair
- o Stationery Shop
- o Beauty Shop/Nail Salon
- o All Uses allowed in MU as listed in Article 4 – Use Tables “G. Professional Services: Business Offices” and “G. Professional Services: Other”
- Transportation Alternatives:
 - o Parking: Mixed Use Tract does not create excessive demands for vehicular parking. One (1) space will be provided per residence within a structure containing a non-residential use. Each unit will be provided with at least two (2) spaces for non-residential use.
 - o Parking: units will utilize joint-use parking to accommodate peak hours of attendance/use.
 - o Alternative parking infrastructure: Golf cart parking and shared parking will be provided.
 - o Bicycle Accommodations: cyclist parking will be provided.
 - o Pedestrian infrastructure: sidewalks are provided for easy walkability from adjacent neighborhoods and commercial areas.

Carsen's Ferry Planned Development (Rivertown Landing PDD)

(Proposed Revisions FEBRUARY 2025)

Additions are **bold**. Subtractions have been ~~struck through~~.

4.2505

Intent

The intent of this Planned District is to create a walkable, mixed use community featuring detached single family residential, civic, commercial and office space in the City of Conway.

4.2506

Permitted Uses

A. Commercial Lot 'A': (Parcel renamed Mixed Use Tract in 2025)

The following uses will be permitted within ~~Commercial Lot 'A'~~ the Mixed Use District of Rivertown Landing:

- Baked Goods Stores
- Cafes; restaurants
- Candy; confectionary stores; Ice cream stores

Multifamily

Townhouse

Home-based occupations

Community Support Facility

Temporary Child Care Facility

Civic Club

Dance/Fitness Studio

Shoe Repair

Doggie Spa

Health, Nutrition Food, Vitamin Store

Specialty Food Store

Coffee Shop

Sidewalk Café

Outdoor Dining

Bridal, Formal Wear Shop

Clothing Store, Specialty Shop

Artists' Studio & Gallery

Frame Shop

Gift Shop

Hobby/Craft Shop

Photography Sale & Studio, Film Developing

Book Store

Florist

Pet Supply, Pet Grooming

Music Store, Instrument sales & repair

Stationery Shop

Beauty Shop/Nail Salon

All Uses allowed in MU as listed in Article 4 – Use Tables “G. Professional Services: Business Offices” and “G. Professional Services: Other”

B. Commercial Lot 'B':

The following uses will be permitted within Commercial Lot 'B' of Rivertown Landing:

1. All uses as allowed with zoning district 'HC' as defined within the City of Conway Unified Development Ordinance.
- C. Commercial Lot 'C': (Removed, Parcel was rezoned to R2 in 2016 revision)
- D. Multi-Family Tract: (Parcel renamed 'Residential Tract' in 2016 revision)

The following uses will be permitted within the 'Residential Tract A' of Rivertown Landing:

1. Primary Uses: Tract shall be developed as detached single-family homes with a horizontal property regime ownership pattern. Land shall be deeded Fee Simple to the limits of the building footprint. All other land including yards, drives, roads, ponds etc. shall remain Common Area to be owned and maintained by the Home Owners Association. Individual use rights to yard areas, to be associated with individual structures, will be defined as limited common areas. All rights shall be specified within a master deed and homeowner association documents per governing laws and regulations.
2. Accessory Uses
Accessory uses are uses which are customarily incidental to and subordinate to a permitted principal use and located on the same property as the permitted use.
 - a. Amenity building and pool shall be allowed.
 - b. Storage structures may be allowed for the use of the home owners association. Storage structures are not allowed for individual owners.

Minimum Development Standards

- A. Minimum Lot Size:
 - ~~1. Commercial Tract 'A': Not applicable, Commercial Tract 'A' may not be subdivided.~~
 1. **Mixed Use Tract : The minimum lot size for the Mixed Use Tract is 1,800 square feet.**
 2. Commercial Tract 'B': The minimum lot size for Commercial Tract 'B' is 10,000 square feet.
 3. Residential Tract: Not applicable
- B. Maximum Lot Coverage

In order to preserve the open space, wetlands and native wildlife within this area, the maximum impervious ratio allowed within the,

“Rivertown Landing” Planned District is 50% of the total area within the Planned District.

C. Maximum Height:

1. ~~Commercial Tract ‘A’~~ **Mixed Use Tract:**

The maximum building height allowed within the ~~commercial~~ **Mixed Use** area of the Rivertown Landing subdivision is 50 feet. This dimension is measured from the ground elevation to the soffit of the building.

2. Commercial Tract ‘B’:

The maximum building height allowed within the commercial area of the Rivertown Landing subdivision is 50 feet. This dimension is measured from the ground elevation to the soffit of the building.

3. Residential Tract:

The maximum building height allowed within the residential tract area of the Rivertown Landing subdivision is 30 feet. This dimension is measured from the ground elevation to the soffit of the building.

D. Maximum Density:

~~1. Commercial Tract ‘A’:~~

~~The maximum amount of commercial space within this tract is 15,000 square feet. An increase of in commercial square footage within this tract will require a major amendment.~~

1. **Mixed Use Tract:**

The maximum allowable number of residential dwelling units within the 4.24 +/- acre of the Carsen’s Ferry PD is six (7) units. The maximum allowable number of professional/commercial units within this tract is twelve (12) totaling no more than 18,000 square feet. An increase in residential/professional/commercial units will require a major amendment.

2. Commercial Tract ‘B’:

The maximum amount of commercial space within this tract is 12,500 square feet. An increase of in commercial square footage within this tract will require a major amendment.

3. Residential Tract:

The maximum allowable number of dwelling units within the 13.92 +/- acre Residential Tract of the Rivertown Landing PDD is sixty-eight (68) units.

E. Street Width:

All public streets shall meet the requirements set fourth in the City of Conway Land Development Regulations. Streets within the Residential Tract are to be privately owned and maintained.

F. Setbacks:

~~1. Commercial Tract 'A':~~

~~a. Front = 30'~~

~~b. Rear = 0'~~

~~c. Side = 10'~~

2. Mixed Use Tract:

a. Front = 0'

b. Rear = 0'

c. Side = 0'

d. Minimum building separation: 10', Eaves may encroach up to one (1) foot.

3. Commercial Tract 'B':

a. Front = 10'

b. Rear = 8'

c. Side = 5'

d. Minimum Building Separation = 20'

4. Residential Tract:

a. Front = 5'

b. Rear = 5'

c. Side = 5'

d. Minimum Building Separation = 10', Eaves may encroach up to one (1) foot.

G. Parking

~~1. Commercial Tract 'A'~~

~~a. The tract is intended to be occupied by a restaurant. The required parking for this tract is one (1) space per three (3) seats, as defined in section 10.1070 of the City of Conway Zoning Ordinance.~~

2. Mixed Use Tract

Mixed Use Tract is intended to not create excessive demands for additional vehicular parking. Cyclist and golf cart parking will be provided. Per Article 8, Parking Requirements for Specific Uses, one (1) space will be provided per Residence within a structure containing a non-residential use. Each unit will be provided at least two (2) spaces for non-residential uses. Units will utilize joint-use parking to accommodate peak hours of attendance/use.

2. Commercial Tract ‘B’

Parking shall be provided as required by City of Conway Unified Development Ordinance for proposed uses.

3. Residential Tract

Two spaces per unit, one may be located within a garage

4.2520 **Common Open Space Requirements**

A minimum of fifteen percent (15%) of the total area of this PDD must be devoted to active and passive open space, therefore, not less than 4.58 +/- acres of land must be retained in open space. Twenty-five percent (25%) of this open space will be made up of water surfaces. An amenity center with pool will also be installed as part of this PDD for use by owners and guests within the residential tract. Use may also be extended to owners within adjacent subdivisions. ~~Below is a summary of the open space provided within this Planned District.~~

4.2525 **Utilities, Services, and Easements**

All structures within the Rivertown Landing Planned Development District shall be connected to the City of Conway water and wastewater system. All utilities shall be located underground and shall be within the right-of-way of the road. Storm water shall be collected and stored onsite. Appropriate water, sewer and storm drainage easements shall be assigned to accommodate for these systems. All stormwater pipes and structures shall be maintained by the property owners association.

4.2530 **Access and Circulation**

Primary access to Rivertown Landing shall be provided from U.S. Highway 501 and a secondary access shall be provided through the Tiger Grand Subdivision to accommodate vehicular traffic. Pedestrian traffic is encouraged and will be handled by a series of sidewalks located throughout the community. Roadways have been designed to accommodate emergency and safety vehicles.

4.2540 **Design Review (Removed 2016 revision)**

4.2545 **Plat Approval**

Planned developments which require the subdivision of property shall adhere to the requirements for plat approval in the City of Conway Land Development Regulations.

4.2550 **Procedure for Phased Development (Removed 2016 revision)**

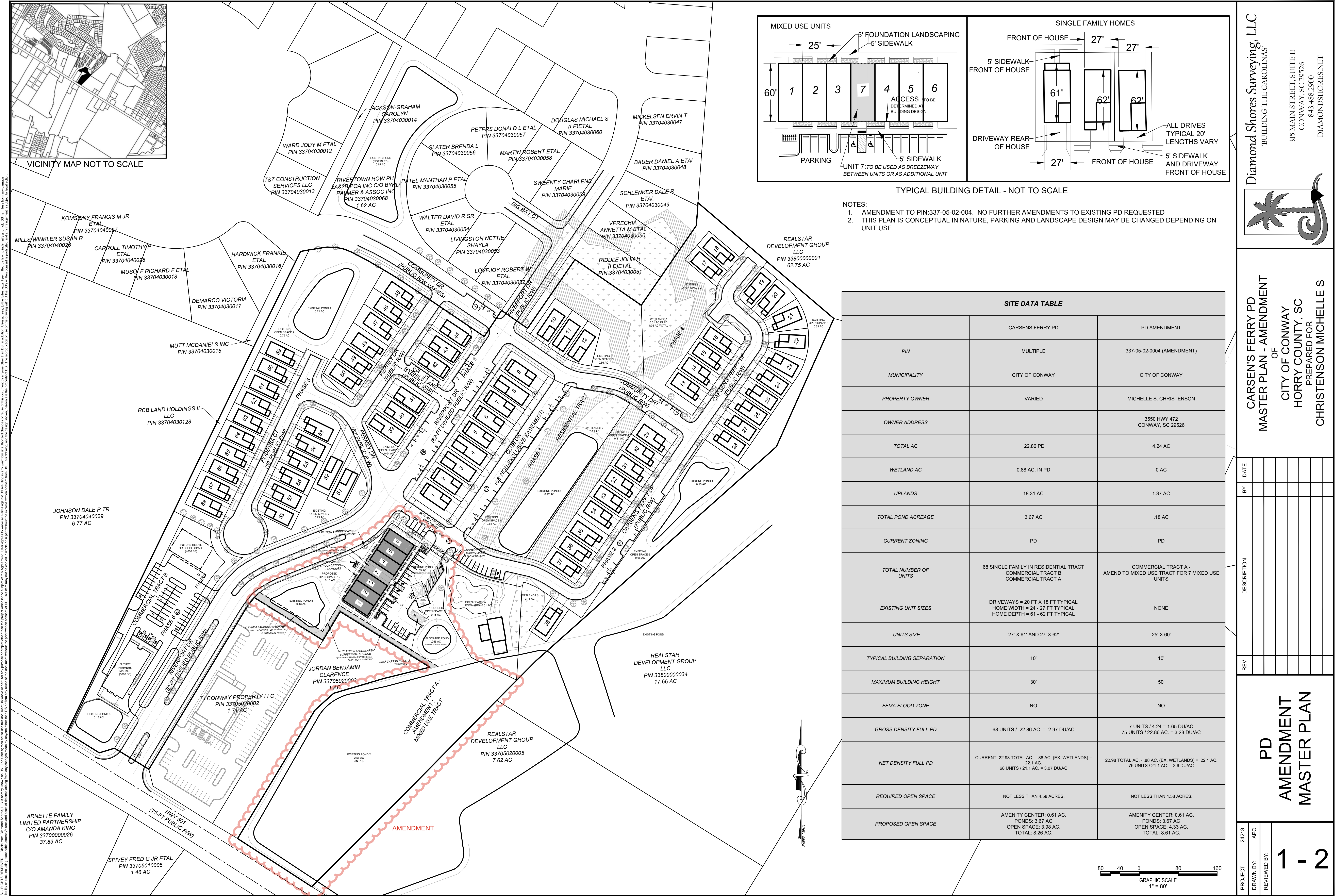
4.2555 **Amendment Procedures**

The owner/applicant of an approved planned development may apply for an amendment of the plan of development in concept in minor detail.

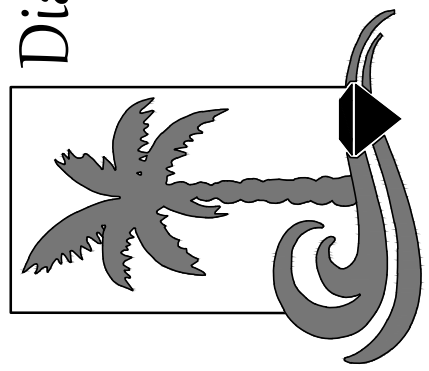
- A. In case of a change of concept, the applicant shall have the approval of the Planning Commission and the City Council and

shall follow the same procedures as outlined in Section 4.2435.D. Changes of density, land use, land area, open space, type of community facilities, type of housing, type of commercial and industrial establishments, and the overall design layout shall be considered to be changes of concept.

- B. In case of a change of minor details, the City Planner may approve these changes upon being presented with a written request along with the necessary graphic and statistical information. Changes of location and design of structures, streets, parking, community facilities, landscaping, and utilities shall be considered to be changes of minor detail.



Diamond Shores Surveying, LLC
"BUILDING THE CAROLINAS"



CARSEN'S FERRY PD
MASTER PLAN - AMENDMENT
OF
CITY OF CONWAY, SC
HORRY COUNTY, SC
PREPARED FOR
CHRISTENSON MICHELLE S

REV	DESCRIPTION	BY	DATE

PROJECT: 24213
DRAWN BY: APC
REVIEWED BY:
1 - 2

The site plan illustrates a proposed mixed-use development. The central feature is a building with seven units, numbered 1 through 7. Unit 7 is highlighted in grey and designated as a breezeway or additional unit. The building is surrounded by various landscape features, including existing and proposed ponds (Pond 2, 3, 5, 7), open spaces (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z), and a relocated pond. The plan also shows existing streetscapes, sidewalks, and a golf cart parking area. Surrounding property owners are identified, including TJ Conway Property LLC, Jordan Benjamin Clarence, and Realstar Development Group LLC. The plan is titled 'COMMERCIAL TRACT A - AMENDMENT: MIXED USE TRACT'.

EXISTING POND 2
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0.15 AC

EXISTING POND 150
0.15 AC

EXISTING POND 151
0.15 AC

EXISTING POND 152
0.15 AC

EXISTING POND 153
0.15 AC

EXISTING POND 154
0.15 AC

EXISTING POND 155
0.15 AC

EXISTING POND 156<

GRAPHIC SCALE
1" = 40'

PROJECT:	24213
DRAWN BY:	APC
REVIEWED BY:	

PD
AMENDMENT-
MIXED USE
TRACT

315 MAIN STREET, SUITE II
CONWAY, SC 29526
843.488.2900
DIAMONDShORES.NET

DATE: MARCH 17, 2025

ITEM: IV.G.

ISSUE:

Discussion of a request to rezone approximately 8.5+/- acres of property located on Technology Blvd (PIN's 383-10-03-0020 and -0026) from the Planned Development (PD) and Highway Commercial (HC) districts to the High-Density Residential (R-3) district, and a request to rezone 0.02+/- acres of property located on Technology Blvd (PIN 383-10-03-0027) from the Planned Development (PD) district to the High-Density Residential (R-3) district.

BACKGROUND:

The applicant submitted a rezoning application for the subject property in March 2025. The properties are already in the city limits, zoned Planned Development (PD) district and Highway Commercial (HC). Two of the parcels include the University Suites Planned Development, with the small .02-acre parcel containing the pump station for University Suites. The other property, across Technology Blvd, is zoned Highway Commercial and is located directly behind the Food Lion shopping center. The applicant proposes to construct 24 multifamily units on the 1.75-acre parcel.

Proposed Zoning of Property:

The applicant is seeking to rezone the properties to High-Density Residential (R-3). Per *Section 3.2.5 of the Unified Development Ordinance (UDO)*, *the intent of the R-3 district is to provide areas for high-density attached, detached, semi-attached, and multifamily residential development in the City of Conway and to prohibit uses that would substantially interfere with the development or continuation of residential structures in the district.*

Surrounding uses/Zoning Districts:

These parcels are located behind the Food Lion shopping center, which is zoned HC. It abuts an established single-family residential neighborhood (Coastal Heights), mostly zoned Horry County Residential, no mobile homes allowed (SF10); however, several lots within this development have been annexed into the city over the last few years and are zoned Low/Medium-Density Residential (R-1). The subject properties also abut property zoned Institutional (IN) that is owned by Horry-Georgetown Technical College (HGTC).

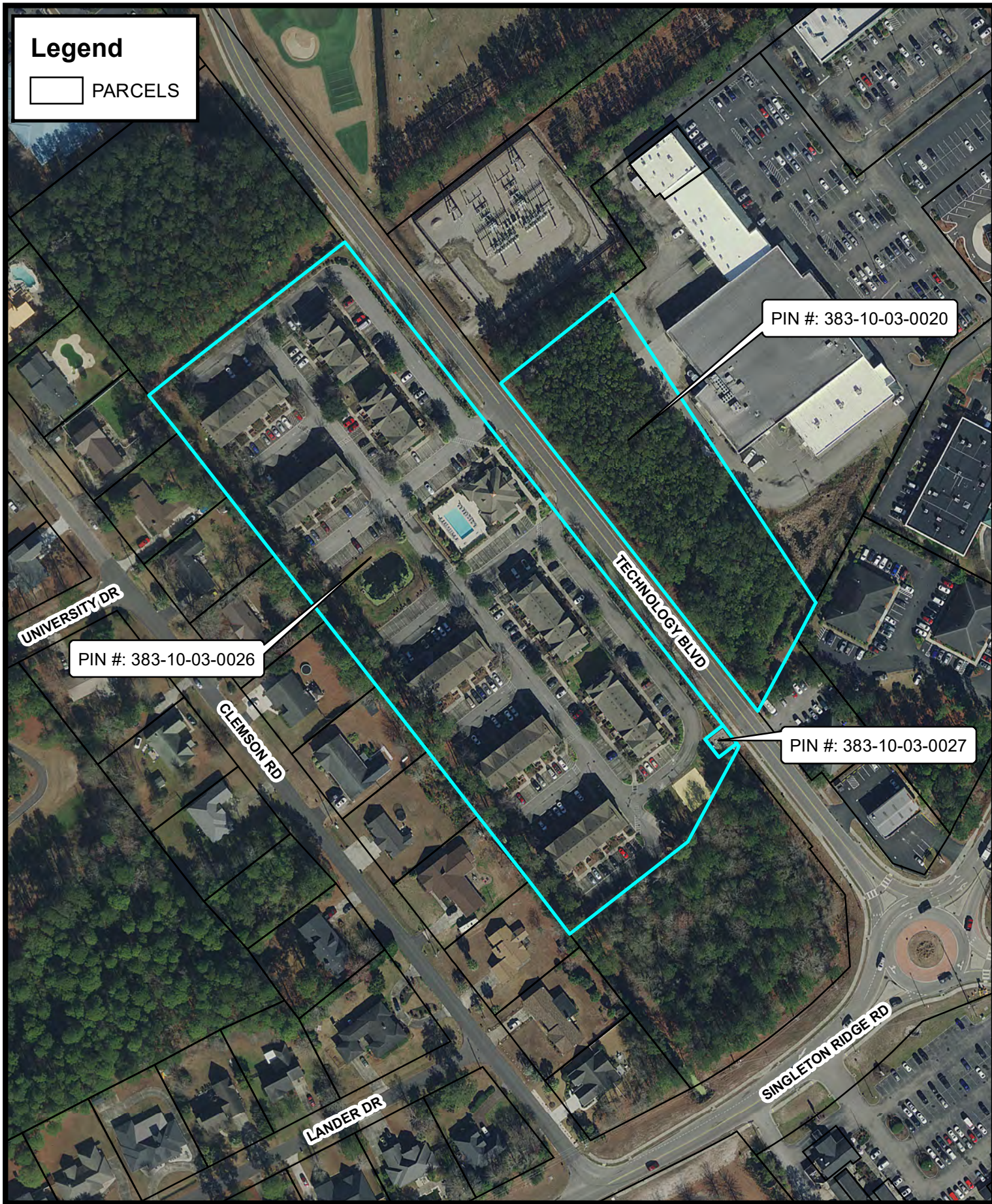
The properties are within walking distance to a shopping center, several food establishments, medical offices, a hospital, and both HGTC and Coastal Carolina University (CCU). There are already sidewalks along Technology Blvd, and there are several outlets for vehicular access to Hwy 501.

CITY OF CONWAY COMPREHENSIVE PLAN:

The future land use map of the *Comprehensive Plan* identifies the property as Highway Commercial (HC). Per *Section 3.2.10 of the UDO*, *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.*

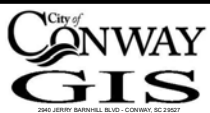
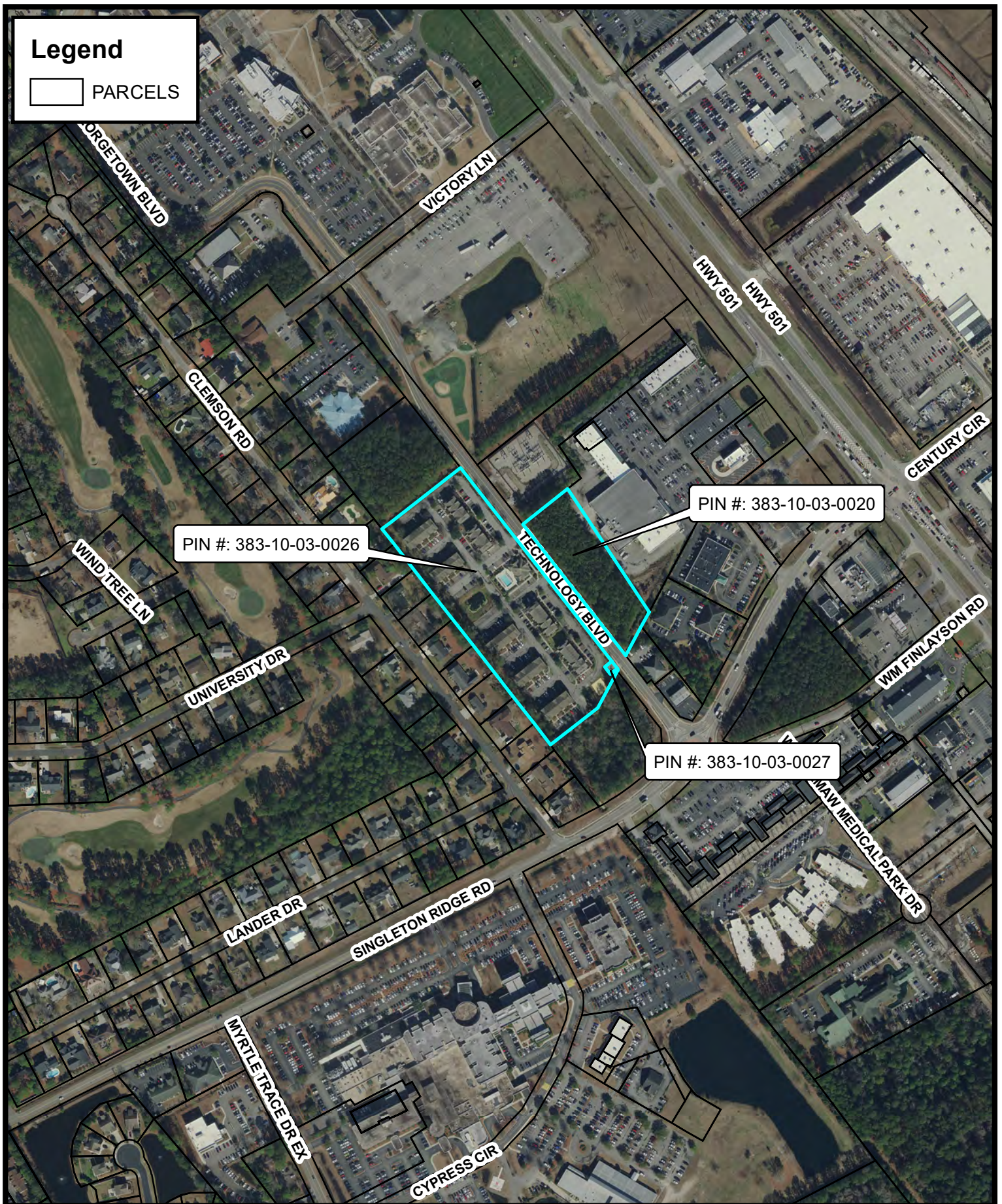
PLANNING COMMISSION:

Planning Commission is scheduled to hold a public hearing on the request at their April 3rd meeting. Their recommendation will be forwarded with First Reading of the request.



Legend

 PARCELS

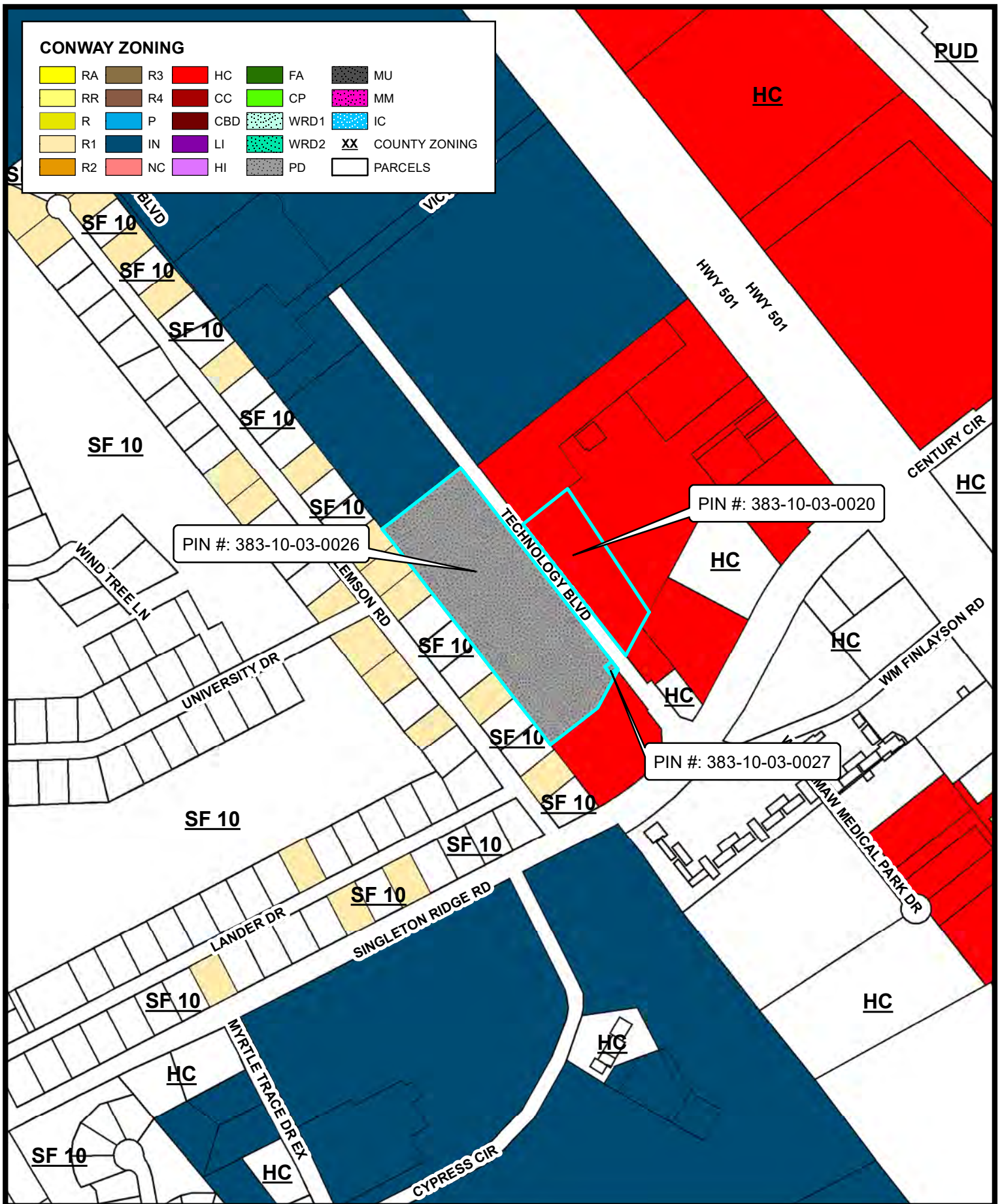


Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



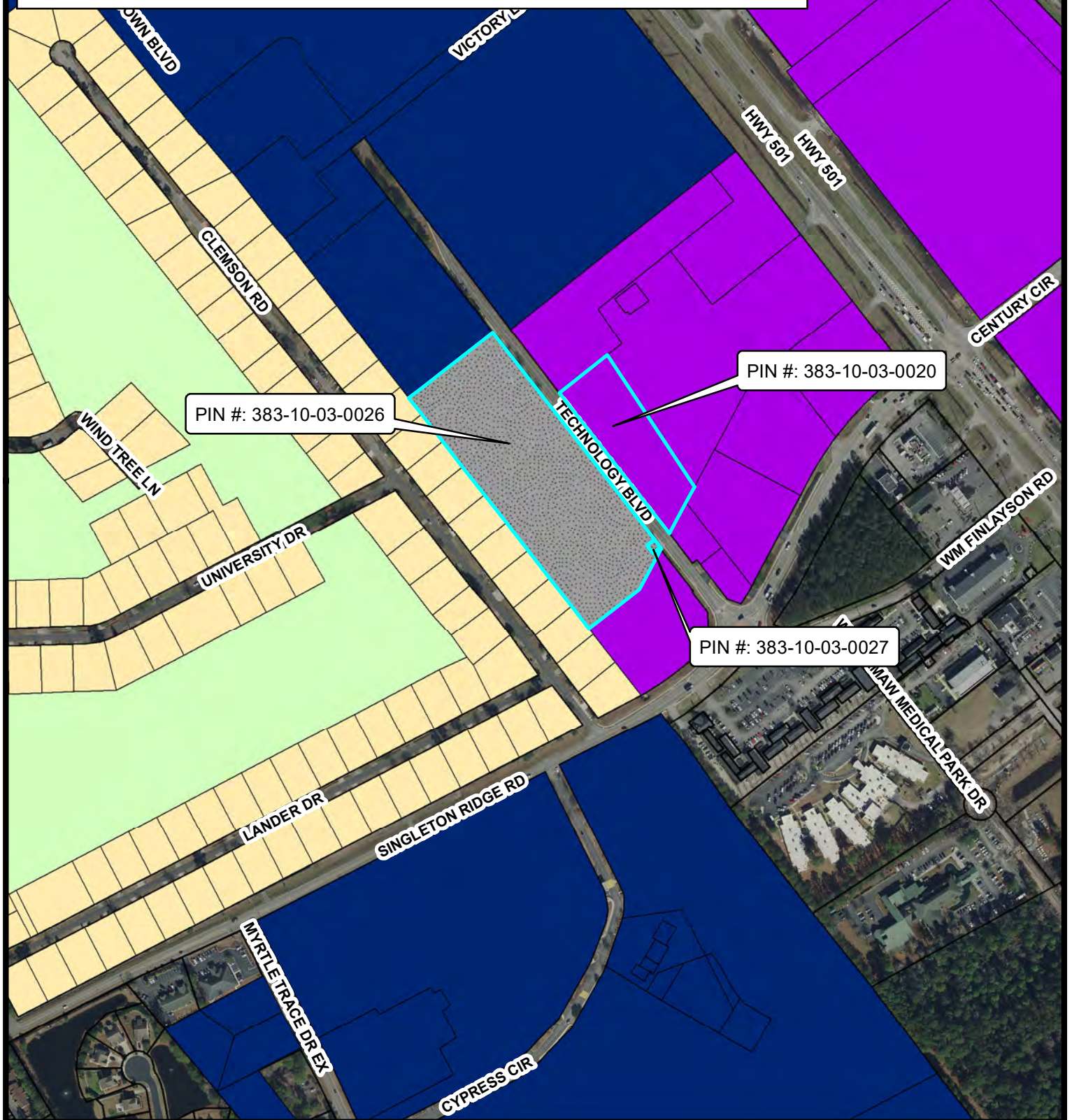
PIN #: 383-10-03-0027
PIN #: 383-10-03-0026
PIN #: 383-10-03-0020
TECHNOLOGY BLVD





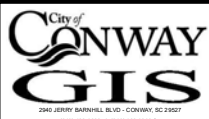
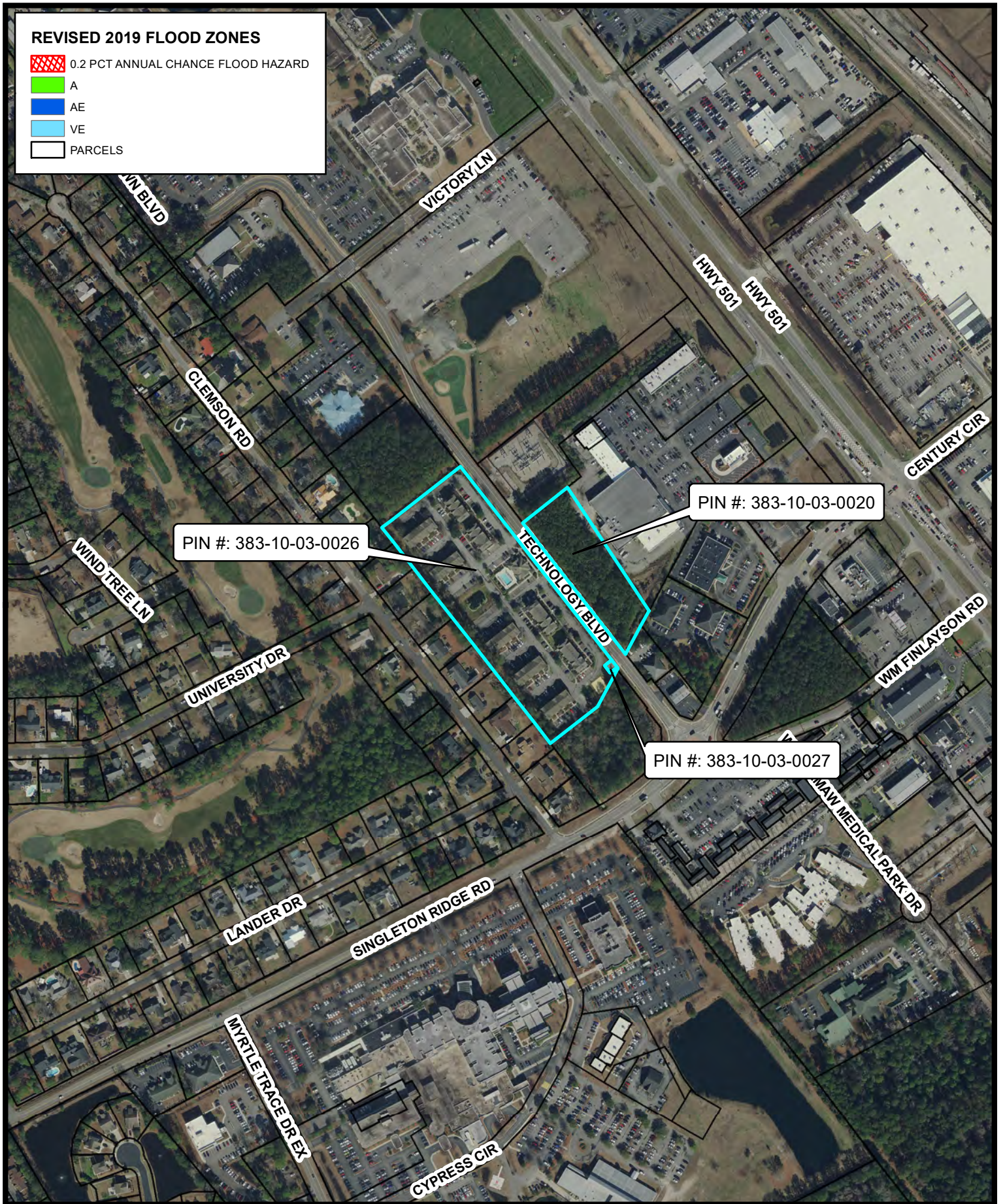
FUTURE LAND USE

 CONSERVATION PRESERVATION	 HIGHWAY COMMERCIAL	 MEDIUM DENSITY RESIDENTIAL	 PROFESSIONAL
 DOWNTOWN HISTORIC DISTRICT	 INDUSTRIAL	 MIXED USE	 RECREATIONAL
 FOREST AGRICULTURE	 INSTITUTIONAL	 NEIGHBORHOOD COMMERCIAL	 RURAL RESIDENTIAL
 HIGH DENSITY RESIDENTIAL	 LOW DENSITY RESIDENTIAL	 PLANNED DISTRICT	 UTILITY
			 PARCELS



REVISED 2019 FLOOD ZONES

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  VE
-  PARCELS



Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



PIN #: 383-10-03-0027
 PIN #: 383-10-03-0026
 PIN #: 383-10-03-0020
 TECHNOLOGY BLVD





Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning Department
196 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

www.cityofconway.com

Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: Technology Blvd FEE PAID () YES () NO

AREA OF SUBJECT PROPERTY (ACREAGE): 900 sq ft PIN: 38310030027

CURRENT ZONING CLASSIFICATION: PD

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: PD

REQUESTED ZONING CLASSIFICATION: R3

NAME OF PROPERTY OWNER(S):

Grand Strand Water & Sewer Authority, Chad Hooks Right-of-Way Coordinator PHONE # 843.443.8291

PHONE # _____

MAILING ADDRESS OF PROPERTY OWNER(S):

PO BOX 2368 Conway SC, 29528-2368

PO BOX 2368 Conway SC, 29528-2368

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

 **3-6-2025**
PROPERTY OWNER'S SIGNATURE(S) **ROW Coordinator for GSWA** DATE

PROPERTY OWNER'S SIGNATURE(S) DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.

** To accompany the rezoning request of PINS 38310030026 & 38310030020 by Diamond Shores Surveying LLC** Ashley Cowen Ashley Cowen, CPRP
Planning Project Manager
Diamond Shores Surveying, LLC



Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: _____

BS&A #: _____

City of Conway Planning Department
196 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

www.cityofconway.com

Notice

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PHYSICAL ADDRESS OF PROPERTY: Technology Blvd, Conway, SC FEE PAID () YES () NO

AREA OF SUBJECT PROPERTY (ACREAGE): 1.75 & 6.78 (8.53 acres) PIN: 383-10-03-0026 + 383-10-03-0020

CURRENT ZONING CLASSIFICATION: PD & HC

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Highway Commercial

REQUESTED ZONING CLASSIFICATION: R3

NAME OF PROPERTY OWNER(S):

Alfonso L Sangtian PHONE # 843-222-4068

PHONE # _____

MAILING ADDRESS OF PROPERTY OWNER(S):

Myrtle Beach, SC 29579

Myrtle Beach, SC 29579

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

A. Sangtian
PROPERTY OWNER'S SIGNATURE(S)

4/27/2025
DATE

PROPERTY OWNER'S SIGNATURE(S)

DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.



PLANNING DEPARTMENT

196 LAUREL STREET
CONWAY, SOUTH CAROLINA 29526
843-488-9888
WWW.CITYOFCONWAY.COM

DESIGNATION OF AGENT

(If the Property Owner Wishes To Appoint an Agent to Represent Him or Herself)

Agents Name: Diamond Shores LLC, (David Schwerd, Jamie Steele, Ashley Cowen, & Jordan Rodes

Address: 315 Main Street, Unit 11 Conway, SC 29526

Telephone: 843-488-2900 Email: Jordan@diamondshores.net

I hereby appoint the person(s) listed above as agent to act on my behalf for the purpose of filing such application for a variance/rezoning request as he/she shall deem necessary and proper.

ALFONSO SANGTIAN, JR., MD
PROPERTY OWNER(S) NAME (PRINT)

A. SANGTIAN MD
PROPERTY OWNER SIGNATURE

3/4/2025
DATE



PLANNING DEPARTMENT

196 LAUREL STREET
CONWAY, SOUTH CAROLINA 29526
843-488-9888
WWW.CITYOFCONWAY.COM

DESIGNATION OF AGENT

(If the Property Owner Wishes To Appoint an Agent to Represent Him or Herself)

Agents Name: Chad Hooks
Address: 166 Jackson Bluff Rd., Conway, SC 29526
Telephone: 843-443-8291 Email: chooks@gswsa.com

I hereby appoint the person(s) listed above as agent to act on my behalf for the purpose of filing such application for a variance/rezoning request as he/she shall deem necessary and proper.

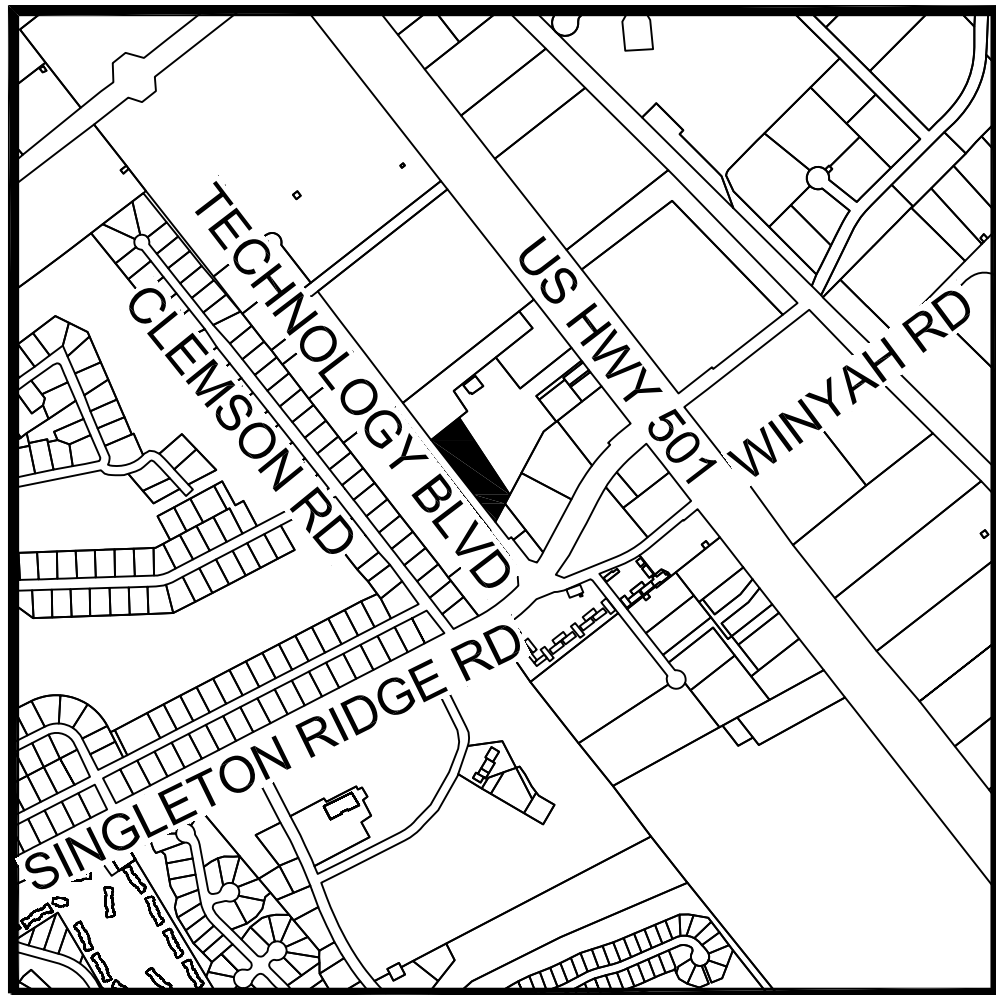
Grand Strand Water + Sewer Authority
PROPERTY OWNER(S) NAME (PRINT)


PROPERTY OWNER SIGNATURE

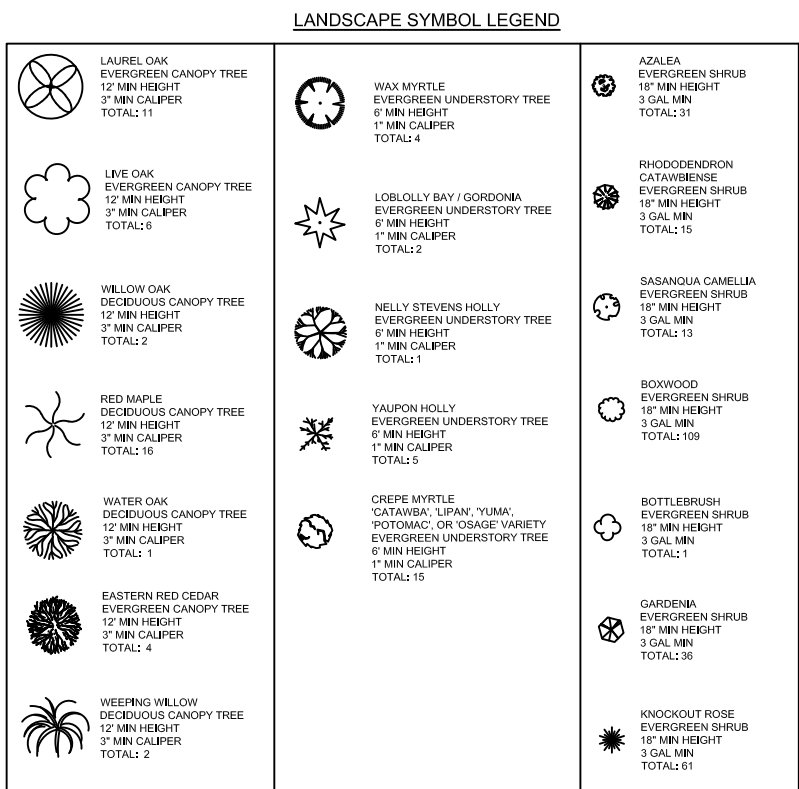
03-05-2025

DATE

↳ Row Coordinator for GSWSA



VICINITY MAP - NOT TO SCALE



LANDSCAPE BUFFERS

EASTERN PROPERTY LINE:
 Linear Length of Buffer - 439.71'
 Buffer Type: B
 Buffer Width Proposed - 15'
 Buffer Width Provided - 15'
 Required Canopy Trees - 9
 Provided Canopy Trees - 7
 Existing Canopy Trees - 2
 Total Canopy Trees - 9
 Required Understory Trees - 13
 Provided Understory Trees - 13
 Existing Understory Trees - N/A
 Required Shrubs - 88
 Provided Shrubs - 88
 Existing Shrubs - N/A

NORTHERN PROPERTY LINE:
 Linear Length of Buffer - 125.38'
 Buffer Type: C/W/ 5' Fence
 Buffer Width Proposed - 10'
 Buffer Width Provided - 10'
 Required Canopy Trees - 3
 Provided Canopy Trees - 3
 Existing Canopy Trees - N/A
 Required Understory Trees - 4
 Provided Understory Trees - 4
 Existing Understory Trees - N/A
 Required Shrubs - 25
 Provided Shrubs - 25
 Existing Shrubs - N/A

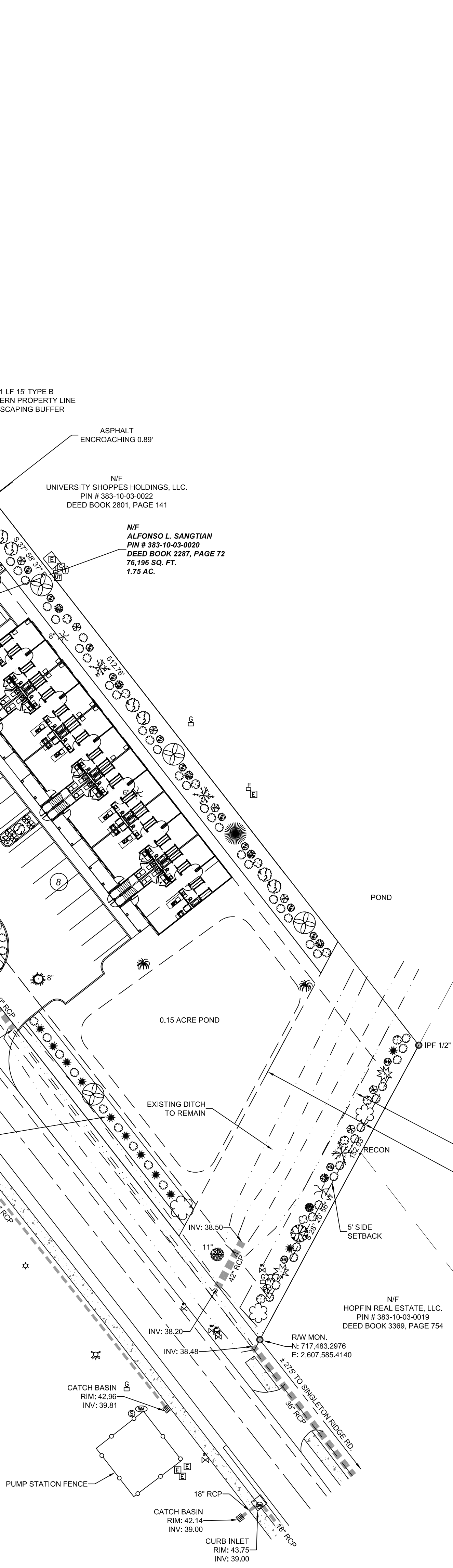
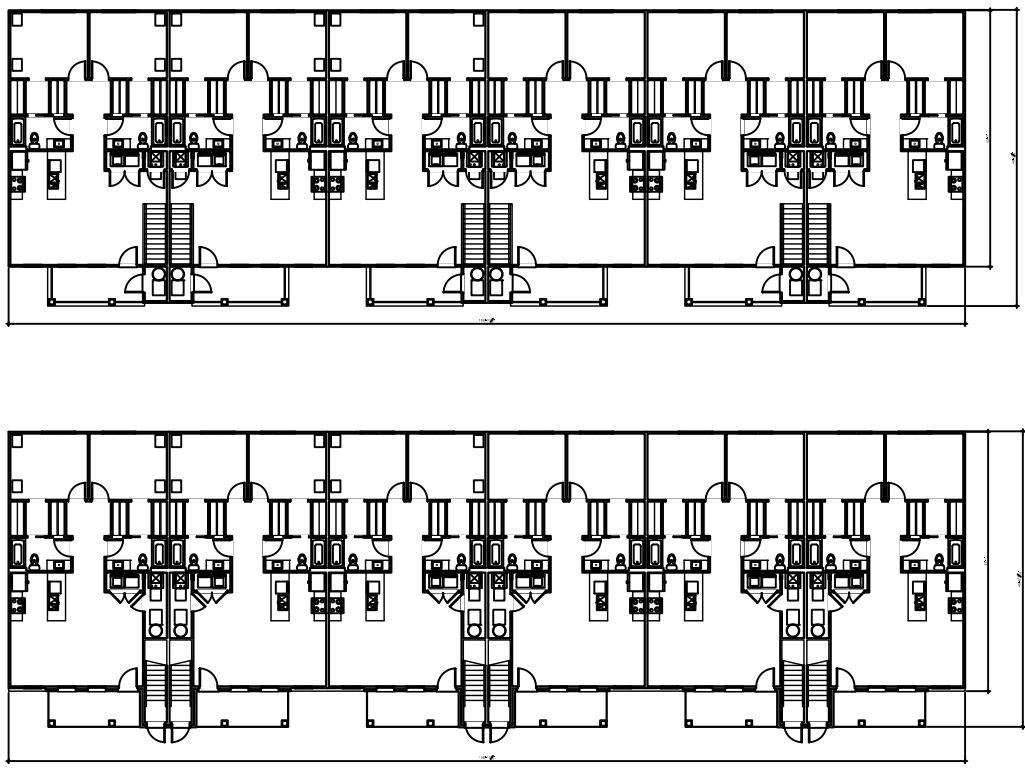
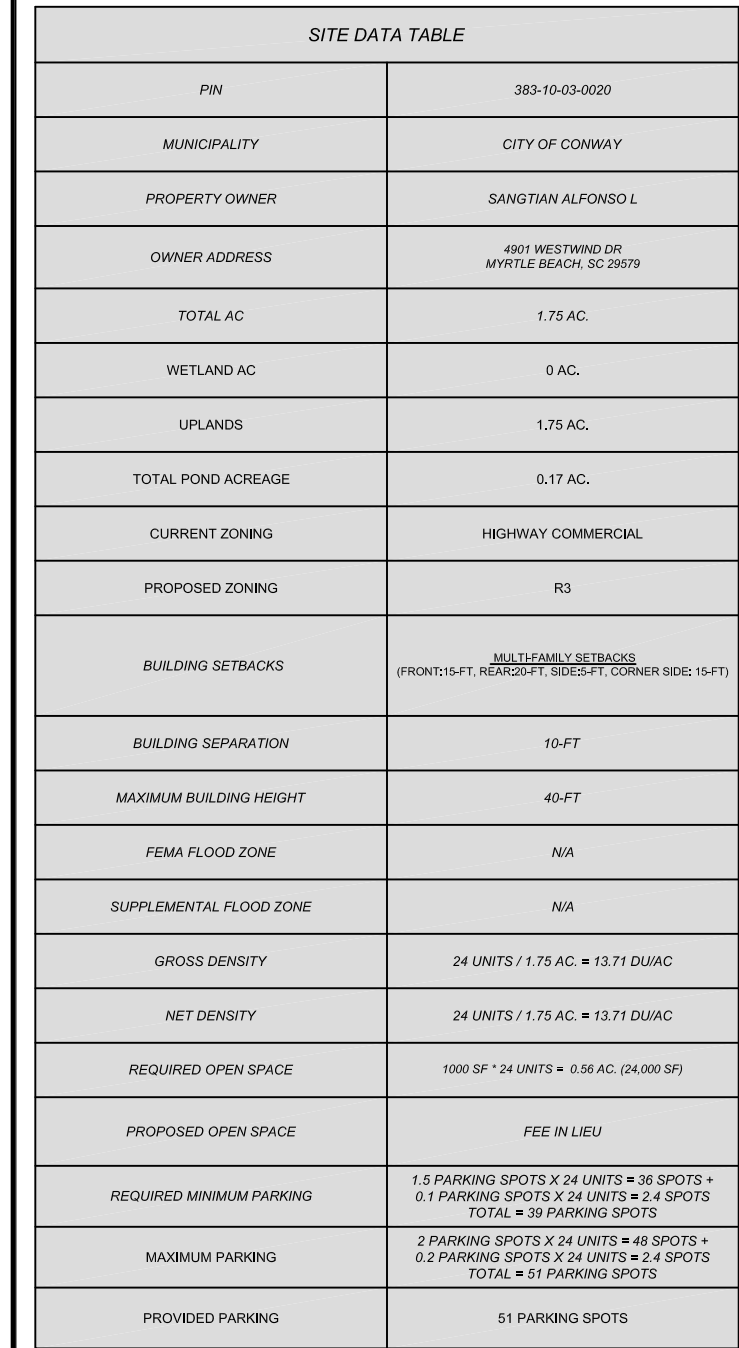
WESTERN PROPERTY LINE 1:
 Linear Length of Buffer - 26.77'
 Buffer Type: Street
 Buffer Width Proposed - 8'
 Buffer Width Provided - 8'
 Required Canopy Trees - 1
 Provided Canopy Trees - 1
 Existing Canopy Trees - N/A
 Required Understory Trees - 0
 Provided Understory Trees - 0
 Existing Understory Trees - N/A
 Required Shrubs - 4
 Provided Shrubs - 4
 Existing Shrubs - N/A

WESTERN PROPERTY LINE 2:
 Linear Length of Buffer - 299.72'
 Buffer Type: Street
 Buffer Width Proposed - 8'
 Buffer Width Provided - 8'
 Required Canopy Trees - 6
 Provided Canopy Trees - 6
 Existing Canopy Trees - N/A
 Required Understory Trees - 0
 Provided Understory Trees - 0
 Existing Understory Trees - N/A
 Required Shrubs - 45
 Provided Shrubs - 45
 Existing Shrubs - N/A

WESTERN PROPERTY LINE 3:
Linear Length of Buffer - 117.96
Buffer Type: Street
Buffer Width Proposed - 8'
Buffer Width Provided - 8'
Required Canopy Trees - 2
Provided Canopy Trees - 2
Existing Canopy Trees - N/A
Required Understory Trees - 0
Provided Understory Trees - 0
Existing Understory Trees - N/A
Required Shrubs - 18
Provided Shrubs - 18

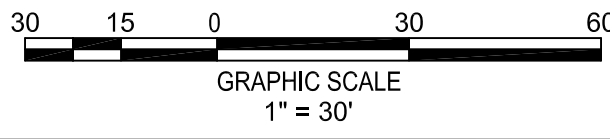
Existing Shrubs - N/A

SOUTHERN PROPERTY LINE:
Linear Length of Buffer - 149.63
Buffer Type: B
Buffer Width Proposed - 15'
Buffer Width Provided - 15'
Required Canopy Trees - 3
Provided Canopy Trees - 3
Existing Canopy Trees - N/A
Required Understory Trees - 4
Provided Understory Trees - 4
Existing Understory Trees - N/A
Required Shrubs - 30
Provided Shrubs - 30
Existing Shrubs - N/A



LEGEND

- IRON FOUND (NOTED)
- IRON REBAR SET
- CABLE BOX
- DRAINAGE STRUCTURE
- ELECTRIC BOX
- GAS MARKER
- ☆ LIGHT POLE
- ⚡ POWER POLE
- GUYWIRE
- METER BOX
- SEWER MANHOLE
- ① TELECOM
- ① TELEPHONE PEDESTAL
- ① FIBER MARKER
- UNDERGROUND TELEPHONE
- ⚙️ HYDRANT
- ⚙️ WATER VALVE
- ⚙️ WATER METER
- ⚙️ IRRIGATION CONTROL VALVE
- ⚙️ BLACKGUM
- ⚙️ RED MAPLE
- ⚙️ WATER OAK



PROJECT:	24241
DATE:	02/10/2025
SCALE:	1" = 30'
DESIGNED BY:	
DRAWN BY:	JER
CHECKED BY:	DAS

PRELIMINARY PLAN SET

PRELIMINARY PLAN
OF
UNIVERSITY SUITES
CONTAINING 1.75 ACRES
CITY OF CONWAY, HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR
CALE REALTY COMPANY



DIAMOND SHORES SURVEYING, LLC
315 MAIN STREET, SUITE 11
CONWAY, SC 29526
843.488.2900
OFFICE@DIAMONDSSHORES.NET

DATE: MARCH 17, 2025

ITEM: V.A.

ISSUE:

First Reading of Ordinance #ZA2025-04-07 (A), to annex approximately 1.42+/- acres of property located on Bohemia Court and Century Circle in the Atlantic Center Industrial Park (PIN 383-11-02-0003), and request to rezone from the Horry County Planned Unit Development (PUD) district to the City of Conway Light Industrial (LI) district.

BACKGROUND:

The applicant submitted the annexation and rezoning application for the subject property on February 6, 2025. The property is currently in the county's jurisdiction, zoned Planned Unit Development (PUD), part of the Atlantic Center Industrial Park. The property is currently vacant.

The applicant is requesting to assign Light Industrial (LI) zoning to the property upon annexation.

Per Section 3.2.13 of the UDO, the intent of the LI district is to provide areas for light industrial uses, such as manufacturing, processing, repairing of goods, wholesaling, storage, packaging, distribution and retailing while ensuring adjacent and nearby properties are not adversely impacted.

Surrounding uses/Zoning Districts:

There are two properties on the opposite side of Bohemia Court that are in the city limits, both of which are also zoned Light Industrial (LI). One was annexed in 2013 and the other was annexed in 2022. Across Century Circle is another property, also in the city limits and zoned LI, owned by the United Way of Horry County. The surrounding uses are consistent with the uses permitted in the LI zoning district.

CITY OF CONWAY COMPREHENSIVE PLAN:

The future land use map of the *Comprehensive Plan* also identifies the property as Light Industrial (LI).

PLANNING COMMISSION:

Planning Commission held the required public hearing on the request at their March 6th meeting and recommended approval of the request to annex and rezone the property to Light Industrial (LI).

STAFF RECOMMENDATION:

Approve First Reading of Ordinance #ZA2025-04-07 (A).

ORDINANCE #ZA2025-04-07 (A)

AN ORDINANCE TO ANNEX APPROXIMATELY 1.42+/- ACRES OF PROPERTY LOCATED ON BOHEMIA COURT AND CENTURY CIRCLE IN THE ATLANTIC CENTER INDUSTRIAL PARK (PIN 383-11-02-0003) AND REQUEST TO REZONE FROM THE HORRY COUNTY PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO THE CITY OF CONWAY LIGHT INDUSTRIAL (LI) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY:

SECTION 1. FINDINGS:

A petition has been submitted to the City Council of the City of Conway to annex approximately 1.42+/- acres of property described herein and represented on a map. The City Council of the City of Conway has determined that the annexation of this area into the City of Conway will be to the advantage of the municipality.

The area proposed for annexation is adjacent to the present City limits. The petition for annexation of land and declared zoning is hereby accepted by the governing body of the municipality of Conway, and made a part of the City of Conway, South Carolina, to wit:

ALL AND SINGULAR, those certain parcels, lots, or tracts of land in Conway Township, County and State aforesaid, containing approximately 1.42+/- acres of property located on Bohemia Court and Century Circle in the Atlantic Center Industrial Park (PIN 383-11-02-0003), and request to rezone from the Horry County Planned Unit Development (PUD) district to the City of Conway Light Industrial (LI) district.

This annexation includes all waterways, roads, and rights-of-way adjacent to the property.
For a more specific description of said property, see attached map.

SECTION 2. APPLICATION OF ZONING ORDINANCE:

The property is admitted as City of Conway Light Industrial (LI) area under the zoning laws of the municipality.

SECTION 3. EFFECTIVE DATE:

The annexation is effective as of the date of the final reading of this Ordinance.

AND BE IT FURTHER ORDAINED that such changes shall be made on the Official Zoning Map. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

RATIFIED BY CITY COUNCIL, duly assembled, this _____ day of _____, 2025.

Barbara Jo Blain, Mayor

William M. Goldfinch IV, Mayor Pro Tem

Amanda Butler, Council Member

Julie Ann Hardwick, Council Member

Beth Helms, Council Member

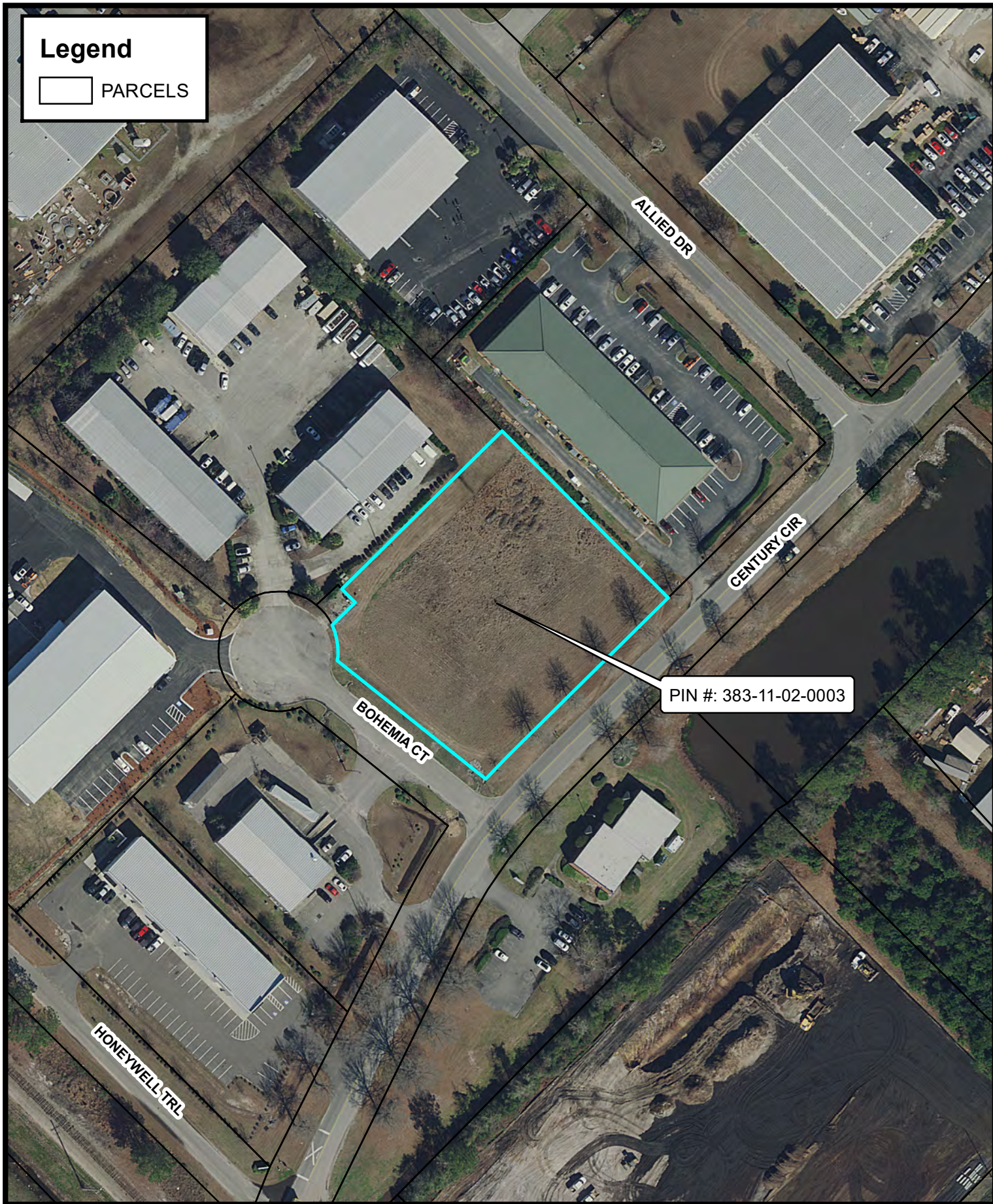
Justin D. Jordan, Council Member

Larry A. White, Council Member

ATTEST: Alicia Shelley, City Clerk

First Reading: _____

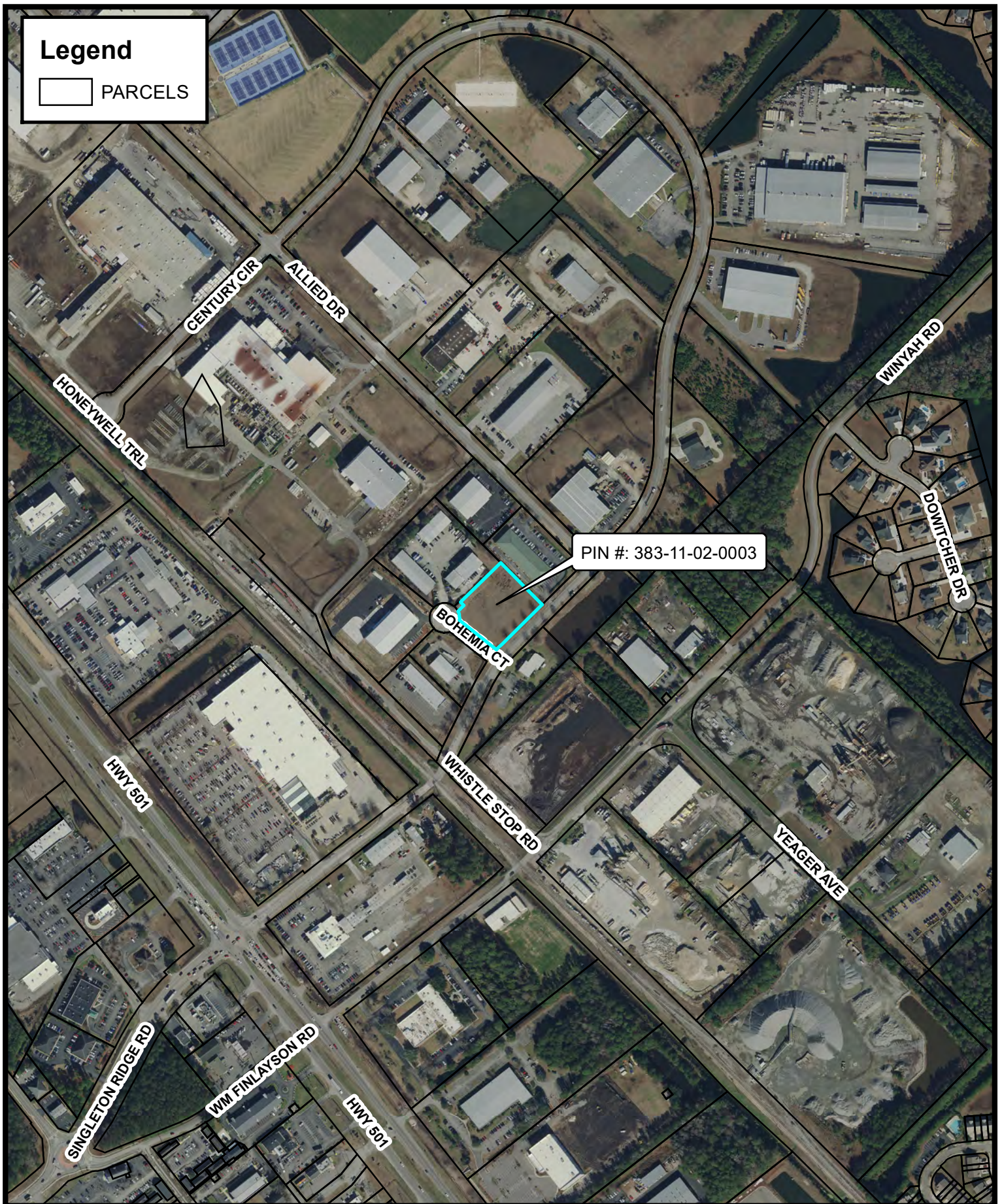
Final Reading: _____

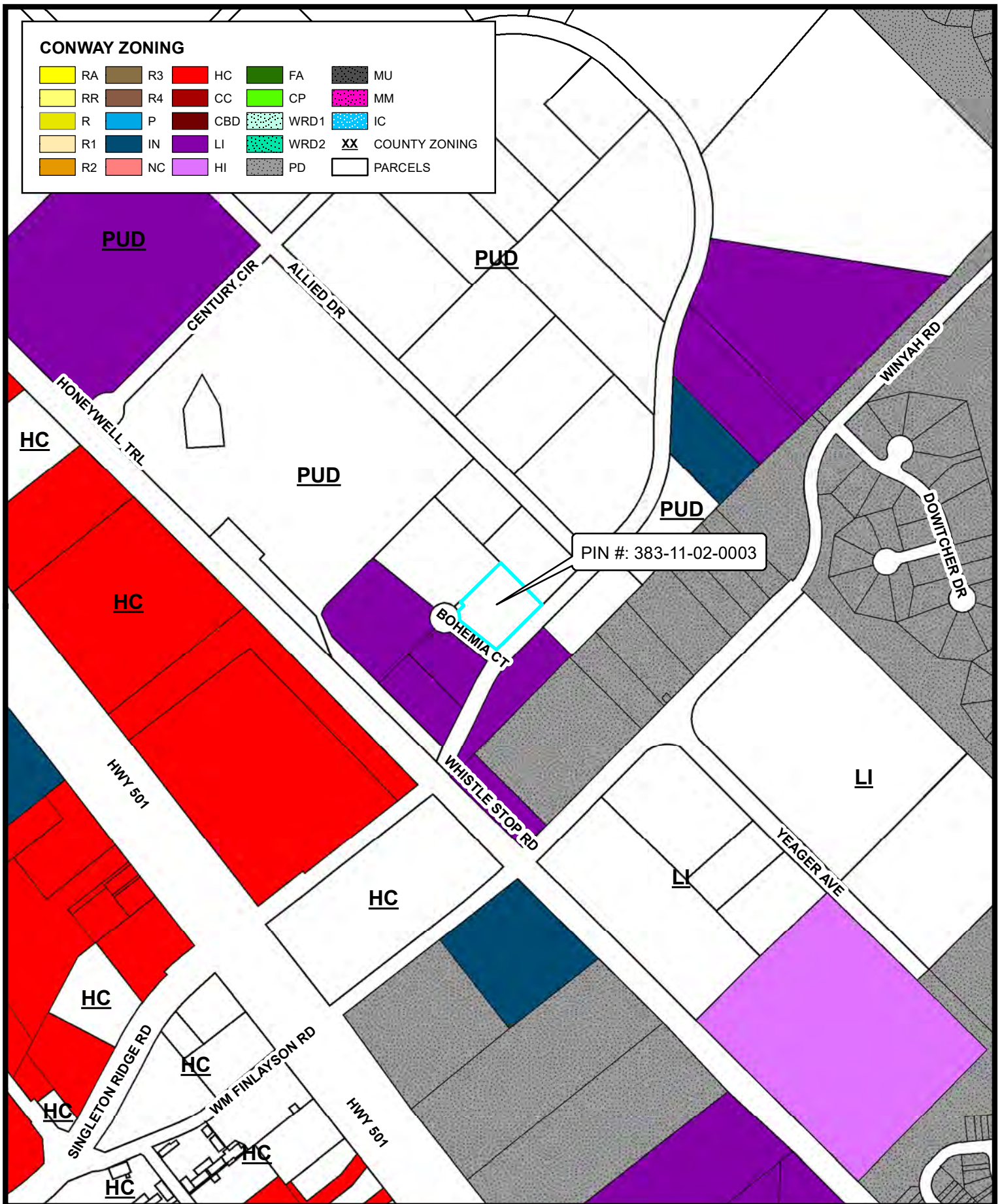


Legend

PARCELS

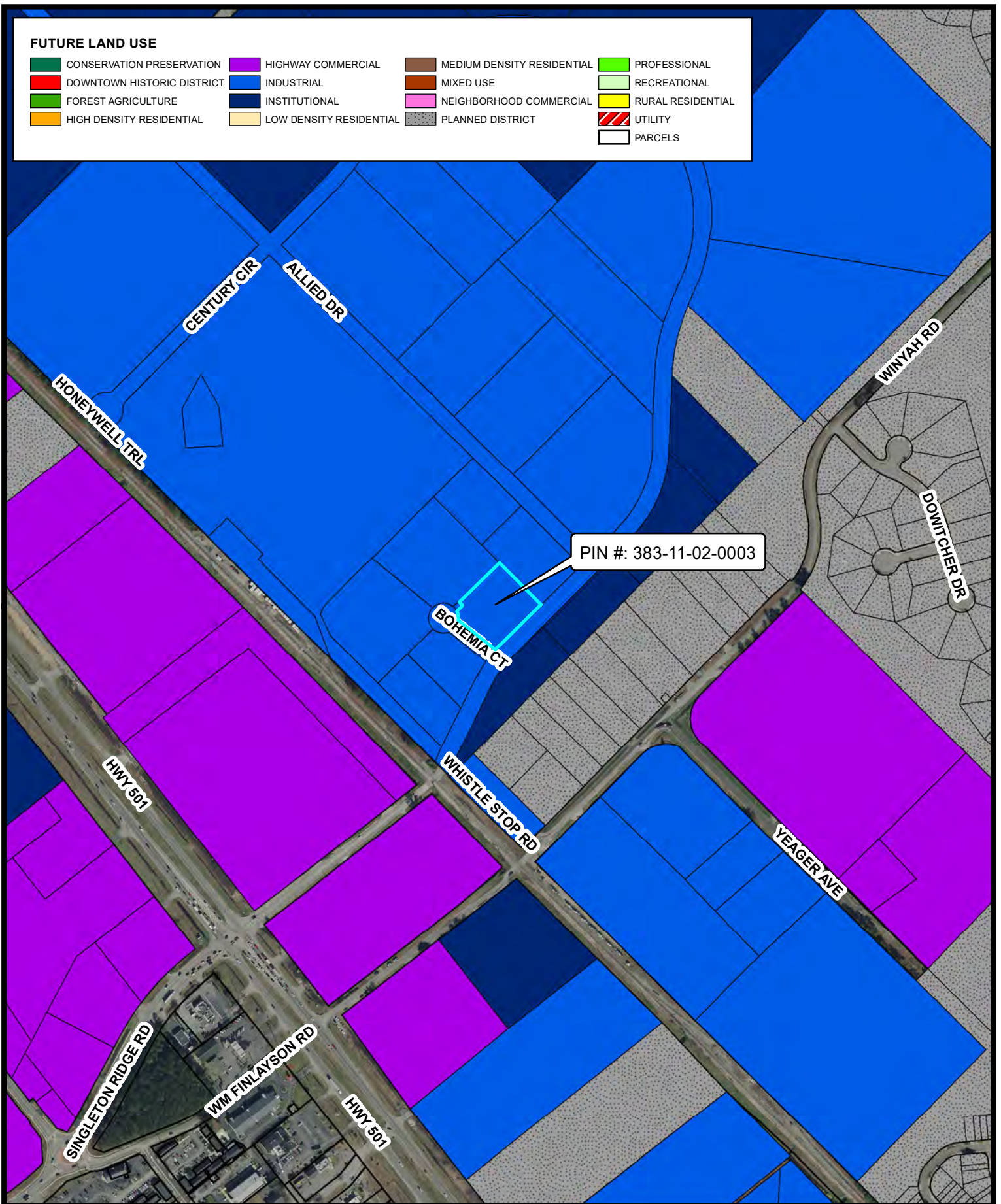
PIN #: 383-11-02-0003





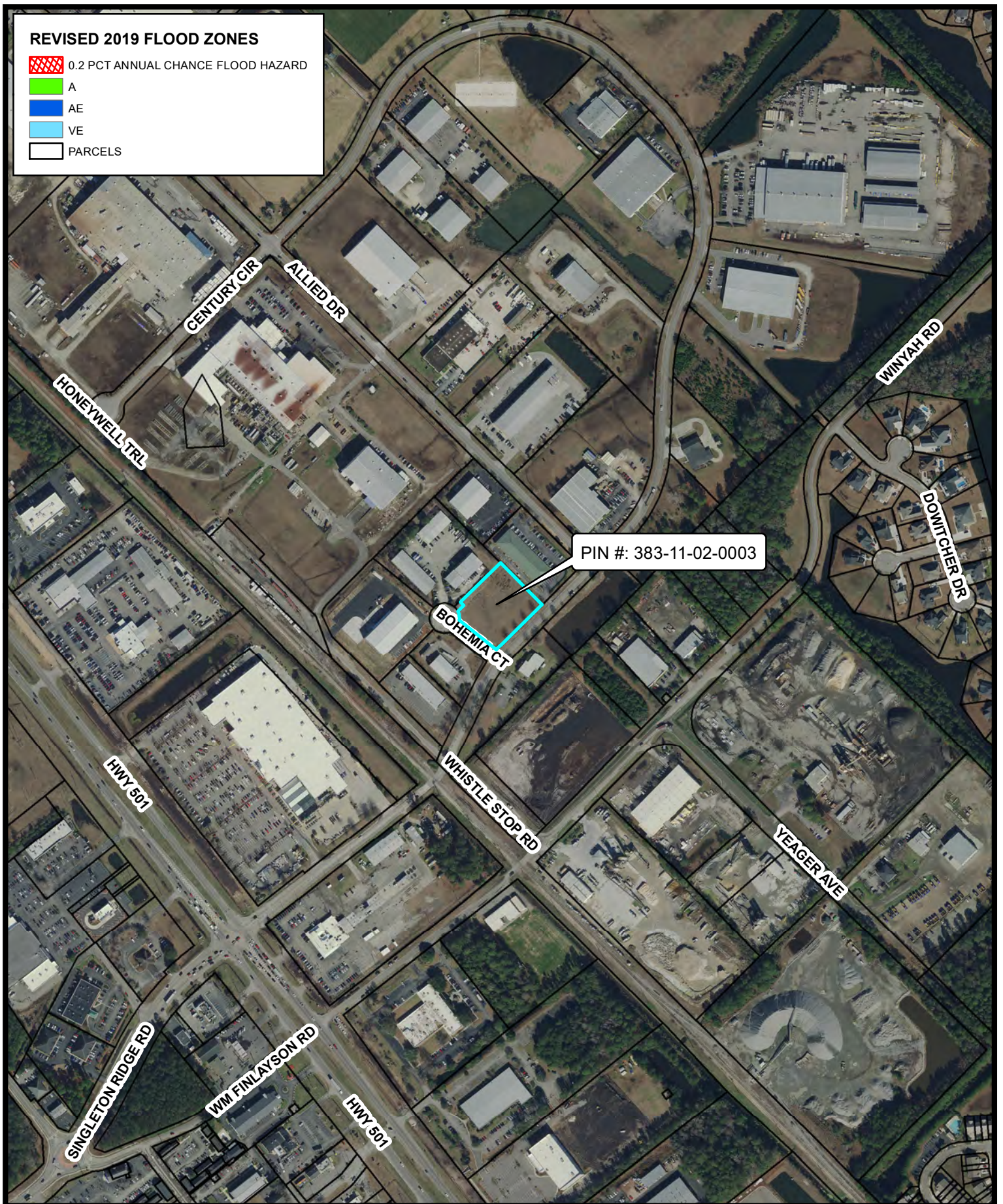
FUTURE LAND USE

 CONSERVATION PRESERVATION	 HIGHWAY COMMERCIAL	 MEDIUM DENSITY RESIDENTIAL	 PROFESSIONAL
 DOWNTOWN HISTORIC DISTRICT	 INDUSTRIAL	 MIXED USE	 RECREATIONAL
 FOREST AGRICULTURE	 INSTITUTIONAL	 NEIGHBORHOOD COMMERCIAL	 RURAL RESIDENTIAL
 HIGH DENSITY RESIDENTIAL	 LOW DENSITY RESIDENTIAL	 PLANNED DISTRICT	 UTILITY
			 PARCELS



REVISED 2019 FLOOD ZONES

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  VE
-  PARCELS





PETITION FOR ANNEXATION

Staff Use Only

Received: _____
BS&A #: _____

Is there a structure on the lot: NO Structure Type: _____

Current Use: Vacant Lot

Are there any wetlands on the property?

CIRCLE: YES ☐ NO ☒

If yes, please include valid wetland delineation letter from army corps of engineers.

Is the property restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted or proposed use of the land?

CIRCLE: YES ☐ NO ☒

If yes, please explain and provide a copy of covenant and/or restriction.

Is the city a party to any deed restrictions or easements existing on the property?

CIRCLE: YES ☐ NO ☒

If yes, please describe.

Are there any building permits in progress or pending for this property?

CIRCLE: YES ☐ NO ☒

If yes, please provide permit number and jurisdiction.

FEEES ARE DUE AT SUBMITTAL.

RI ZONING DISTRICT – NO FEE ALL OTHER ZONING DISTRICTS - \$ 250

PLEASE SUBMIT TO THE PLANNING & DEVELOPMENT DEPARTMENT

planning@cityofconway.com



Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning Department
196 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

www.cityofconway.com

Notice

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PHYSICAL ADDRESS OF PROPERTY: TBD FEE PAID () YES () NO

AREA OF SUBJECT PROPERTY (ACREAGE): 1.42 acres PIN: 383-11-02-0003

CURRENT ZONING CLASSIFICATION: PUD

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Industrial

REQUESTED ZONING CLASSIFICATION: LI

NAME OF PROPERTY OWNER(S):

R3K Properties LLC

PHONE # 843-665-0408

PHONE # _____

MAILING ADDRESS OF PROPERTY OWNER(S):

2240 North Douglas Street Florence, SC 29501

2240 North Douglas Street Florence, SC 29501

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

Kent E Guster Jr.

2-6-2025

PROPERTY OWNER'S SIGNATURE(S)

DATE

PROPERTY OWNER'S SIGNATURE(S)

DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.

DATE: MARCH 17, 2025

ITEM: V.B.

ISSUE:

First Reading of Ordinance #ZA2025-04-07 (B), to annex approximately 0.17 acres located at 1073 Waccamaw Drive (PIN 368-13-03-0004) and rezone from Horry County Residential, including mobile homes (MSF10), to City of Conway Low/Medium Residential (R-1).

BACKGROUND:

The annexation application was submitted by the property owner, as a requirement for a name change to the city utility services account. According to Horry County Land Records, the property was acquired by the applicant on February 20, 2025. Currently, there is a residential structure on the property.

Across the Waccamaw River is a large property – consisting of approx. 490 acres – owned by S.C. Public Service Authority, and directly adjoining this parcel to the rear is a 152-acre tract of property owned by the City of Conway, since May 2019.

Per Section 3.2.3 of the Unified Development Ordinance (UDO), the intent of the R-1 District is to provide for the preservation and expansion of areas for low to medium density, detached single-family residential development in the City of Conway. The district shall present a relatively spacious character, promote quiet, livable neighborhoods, and prohibit uses that are incompatible with the residential nature of the surrounding area.

Most of the lots along Waccamaw Drive are considered contiguous to city property; however, all previous annexation petitions that have been submitted for properties along Waccamaw Drive were denied, including this property, which last requested annexation in January of 2023.

This entire area is within the AE flood zone.

CITY OF CONWAY COMPREHENSIVE PLAN:

The Future Land Use Map of the *Comprehensive Plan* identifies this parcel as Conservation Preservation (CP). Per Section 3.2.15 of the City's UDO, *the intent of the CP District is to provide needed open space for general outdoor and indoor recreational uses, and to protect environmentally sensitive areas and flood prone areas from the encroachment of any residential, commercial, industrial, or other uses capable of adversely affecting the relatively undeveloped character of the district.*

STAFF RECOMMENDATION:

Staff continues to recommend against annexation of this property, due to its location and the potential for flooding in the area.

ORDINANCE #ZA2025-04-07 (B)

**AN ORDINANCE TO ANNEX APPROXIMATELY 0.17 ACRES OF PROPERTY
LOCATED AT 1073 WACCAMAW DRIVE (PIN 368-13-03-0004) AND REQUEST TO
REZONE FROM HORRY COUNTY RESIDENTIAL, INCLUDING MOBILE HOMES
(MSF10), TO CITY OF CONWAY LOW/MEDIUM DENSITY RESIDENTIAL
DISTRICT (R-1).**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY:

SECTION 1. FINDINGS:

A petition has been submitted to the City Council of the City of Conway to annex approximately 0.17 acres of property described herein and represented on a map. The City Council of the City of Conway has determined that the annexation of this area into the City of Conway will be to the advantage of the municipality.

The area proposed for annexation is adjacent to the present City limits. The petition for annexation of land and declared zoning is hereby accepted by the governing body of the municipality of Conway, and made a part of the City of Conway, South Carolina, to wit:

ALL AND SINGULAR, those certain parcels, lots, or tracts of land in Conway Township, County and State aforesaid, containing approximately 0.17 acres of property located at 1073 Waccamaw Drive (PIN 368-13-03-0004) and request to rezone from Horry County Residential, including mobile homes (MSF10), to City of Conway Low/Medium Residential (R-1).

This annexation includes all waterways, roads, and rights-of-way adjacent to the property.
For a more specific description of said property, please see attached map.

SECTION 2. APPLICATION OF ZONING ORDINANCE:

The property is admitted as City of Conway Low/Medium Density Residential District (R-1) area under the zoning laws of the municipality.

SECTION 3. EFFECTIVE DATE:

The annexation is effective as of the date of the final reading of this Ordinance.

AND BE IT FURTHER ORDAINED that such changes shall be made on the Official Zoning Map. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

RATIFIED BY CITY COUNCIL, duly assembled, this ____ day of _____, 2025.

Barbara Jo Blain, Mayor

William M. Goldfinch IV, Mayor Pro Tem

Amanda Butler, Council Member

Julie Ann Hardwick, Council Member

Beth Helms, Council Member

Justin D. Jordan, Council Member

Larry A. White, Council Member

ATTEST: Alicia Shelley, City Clerk

First Reading: _____

Final Reading: _____

Legend

 PARCELS

WACCAMAW DR

PIN #: 368-13-03-0004

Legend

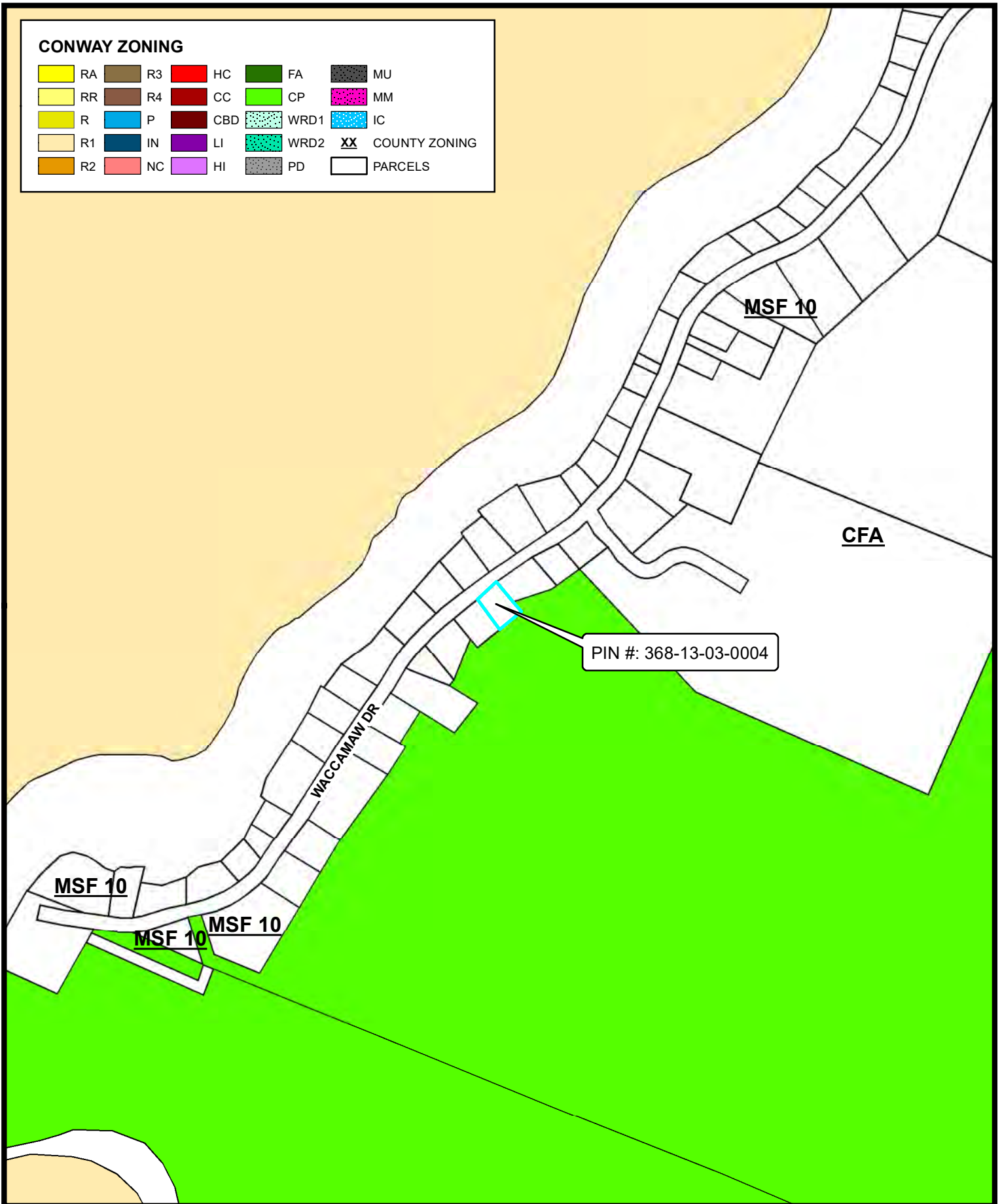
 PARCELS

WACCAMAW DR

PIN #: 368-13-03-0004

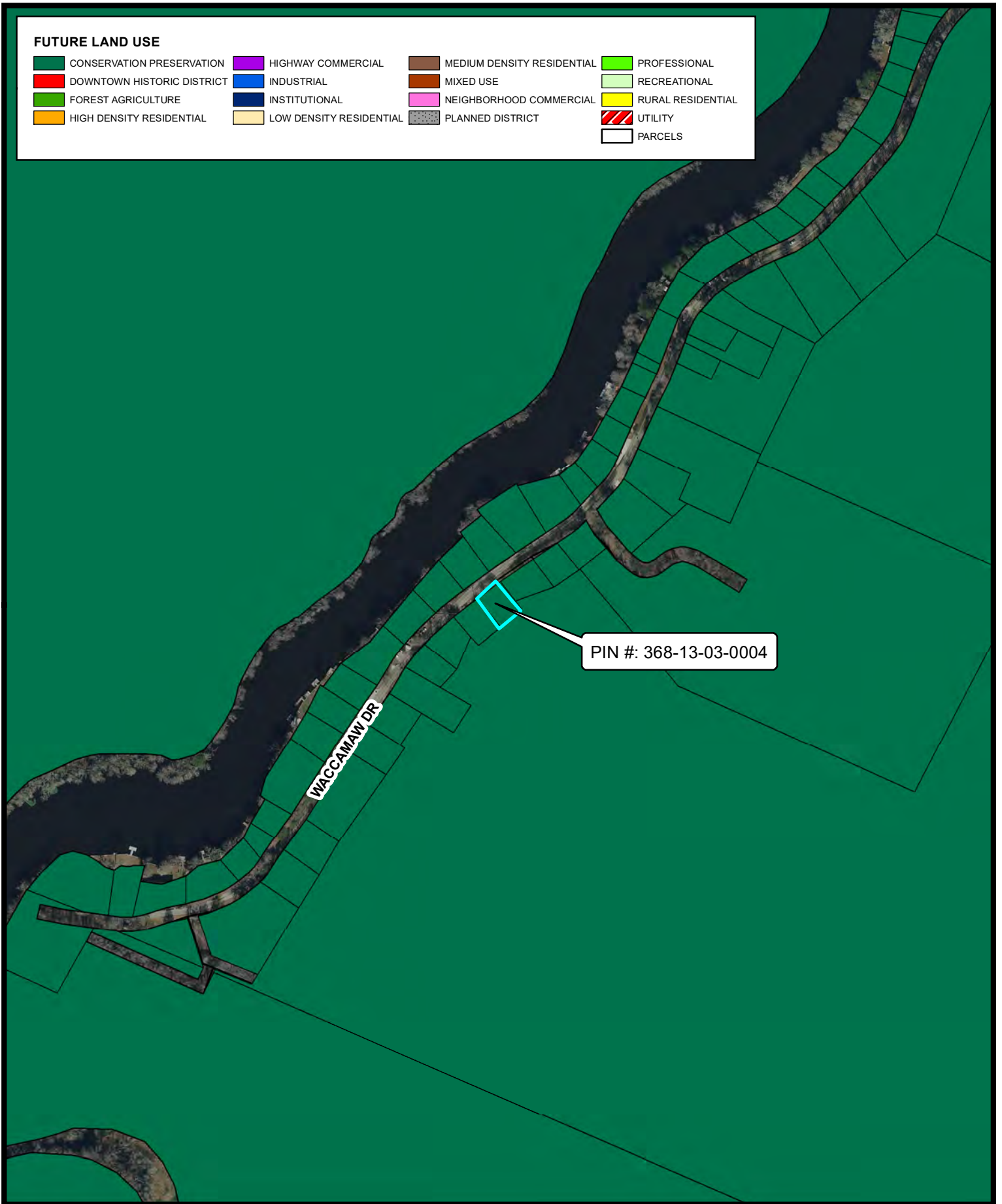
CONWAY ZONING

RA	R3	HC	FA	MU
RR	R4	CC	CP	MM
R	P	CBD	WRD1	IC
R1	IN	LI	WRD2	XX COUNTY ZONING
R2	NC	HI	PD	PARCELS



FUTURE LAND USE

	CONSERVATION PRESERVATION		HIGHWAY COMMERCIAL		MEDIUM DENSITY RESIDENTIAL		PROFESSIONAL
	DOWNTOWN HISTORIC DISTRICT		INDUSTRIAL		MIXED USE		RECREATIONAL
	FOREST AGRICULTURE		INSTITUTIONAL		NEIGHBORHOOD COMMERCIAL		RURAL RESIDENTIAL
	HIGH DENSITY RESIDENTIAL		LOW DENSITY RESIDENTIAL		PLANNED DISTRICT		UTILITY
							PARCELS



REVISED 2019 FLOOD ZONES

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- VE
- PARCELS

WACCAMAW DR

PIN #: 368-13-03-0004



STATE OF SOUTH CAROLINA)

) RESTRICTIVE COVENANT

COUNTY OF HORRY)

KNOW ALL ME BY THESE PRESENTS, that, (I, we) Kevin Kennedy
(Grantor) seek permission to connect to the Water and/or Sewer System of the City Of Conway.
The property/parcel is situated outside the corporate limits of the City Of Conway. The
property/parcel is identified in the records of the Assessor of Horry County as Parcel Identification
Number (PIN) 368 13 03 0004 and is physically located at
1073 Wallamaw Drive Conway SC 29526
The above referenced property was conveyed by deed to the Grantor and recorded in the Office of
the Register of Mesne Conveyance for Horry County, South Carolina in Deed Book 4911 at
Page 2456.

We understand and agree that as a condition of service and connection of the Water and/or
Sewer System to the above referenced property, we will petition, when requested by the City Of
Conway (by Group or Individual method) for annexation to the City Of Conway under Section 5-
3-150 of the Code of Laws for the State of South Carolina. We further understand that it may be
necessary to execute a petition for annexation on more than one occasion; however, the final
acceptance of the said petition rests upon an affirmation vote of a majority of the governing body
of the City of Conway.

It is understood and agreed upon that this covenant shall be legally binding upon
(myself/us) as the Grantor(s), and our heirs and successors. Any violation of, or refusal to sign,
said petition shall result in either legal recourse for nonperformance by the City, and/or termination
of water and/or sewer services provided to the premises.

It is further understood and agreeable that the City may inspect and approve the owner's
water and/or sewer system prior to connection to insure compliance with the City and State
regulations. An inspection fee, if applicable, may be imposed for such inspection in accordance
with the guidelines and policies set forth by the City of Conway.

All rights, powers, and privileges hereby granted to the City of Conway as grantee shall
convey to its heirs, successors and assigns, and shall be binding upon the heirs, successors,
administrators, executors and assigns of the Grantor. Grantor acknowledges that the conditions of
this agreement and this agreement itself is a restriction and covenant of the title of the above
reference property and binding upon the grantors, heirs, successors, and assigns. Furthermore, it is
mutually agreeable that upon any dividing, separation, or split of the above referenced property,
this agreement shall remain binding upon the successors and heirs of such division, and that this
covenant shall remain binding upon the successors and heirs of such division, and that this covenant
shall remain a restriction and covenant on the title of the parcel resultant of such division.

Deed BK: 4912 PG: 3205 Doctype: 082
02/24/2025 at 09:35:25 AM, 1 OF 2

Marion D. Foxworth III
HORRY COUNTY, SC REGISTRAR OF DEEDS



IN WITNESS THEREOF, the undersigned Grantor has hereto set his hand and Seal this

20 day of February 2025.

SIGNED, SEALED AND DELIVERED by:
Grantor in the presence of:

Marsha Larch
Witness

Kevin P. Kennedy Jr.
Grantor Name

ABSSANT
Witness or Notary

STATE OF SOUTH CAROLINA)

)

PROBATE

COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness, and made oath that he/she saw the within named Grantor(s) sign, seal and as his/her act and deed, deliver the within written Agreement and Covenant; and that he/she with the other witness named above witnessed the execution thereof.

Marsha Larch

Witness

SWORN TO BEFORE ME THIS 20
DAY OF February, 2025

ABSSANT

NOTARY PUBLIC FOR SOUTH CAROLINA (signature)

Anne Bessant

NOTARY PUBLIC FOR SOUTH CAROLINA (printed)

My commission expires: 4/8/32

Section 26-1-120 (E) (4): A witness is not a party to or a beneficiary of the transaction, signed the record as a subscribing witness.



PETITION FOR ANNEXATION

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning
Department 196 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

www.cityofconway.com

Instructions:

- Fill out all 3 pages
- Submit signed forms to City of Conway Planning Department

STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CONWAY

WHEREAS, § 5-3-150 (3) of the Code of Laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation; and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation; and

WHEREAS, the area requesting annexation is described as follows, to wit:

NOW, THEREFORE, the undersigned petition the City Council of Conway to annex the below described area into the municipal limits of the City of Conway.

PROPERTY LOCATION/SUBDIVISION: _____

PIN: 368 13 03 0004

ACREAGE: 0.17

PROPERTY ADDRESS: 1073 WACCAMAW DRIVE

PROPERTY OWNER MAILING ADDRESS: _____

PROPERTY OWNER TELEPHONE NUMBER: 864-606-9773

PROPERTY OWNER EMAIL: SAME

APPLICANT: KEVIN P. KENNEDY SR

APPLICANT'S EMAIL: KEVIN.KENNEDY582@gmail.com

IS THE APPLICANT THE PROPERTY OWNER? CIRCLE:

YES



NO



IF NOT: PLEASE INCLUDE A LETTER OF AGENCY OR POWER OF ATTORNEY FROM THE OWNER ADDING RESPONSIBILITY TO THE APPLICANT.

PROPERTY OWNERS (Attach additional sheets if necessary)

KEVIN P. KENNEDY SR Kevin P. Kennedy, Sr
(Print) (Signature)

DATE: 2-20-25

KEVIN P. KENNEDY SR Kevin P. Kennedy, Sr
(Print) (Signature)

DATE: 2-20-25



PETITION FOR ANNEXATION

Staff Use Only

Received: _____
BS&A #: _____

Is there a structure on the lot: _____ Structure Type: _____

Current Use: Primary

Are there any wetlands on the property?

CIRCLE: YES ☐ NO ☒

If yes, please include valid wetland delineation letter from army corps of engineers.

Is the property restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted or proposed use of the land?

CIRCLE: YES ☐ NO ☒

If yes, please explain and provide a copy of covenant and/or restriction.

Is the city a party to any deed restrictions or easements existing on the property?

CIRCLE: YES ☐ NO ☒

If yes, please describe.

Are there any building permits in progress or pending for this property?

CIRCLE: YES ☐ NO ☒

If yes, please provide permit number and jurisdiction.

FEES ARE DUE AT SUBMITTAL.

RI ZONING DISTRICT – NO FEE ALL OTHER ZONING DISTRICTS - \$ 250

PLEASE SUBMIT TO THE PLANNING & DEVELOPMENT DEPARTMENT

planning@cityofconway.com



Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning Department
196 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

www.cityofconway.com

Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: 1073 WACCAMAN DRIVE FEE PAID () YES () NO

AREA OF SUBJECT PROPERTY (ACREAGE): 0.17 PIN: 308 13 03 004

CURRENT ZONING CLASSIFICATION: MSF 10

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Conservation preservation

REQUESTED ZONING CLASSIFICATION: R1

NAME OF PROPERTY OWNER(S):

KEVIN P. KENNEDY SR. PHONE # 864-606-9773

PHONE # _____

MAILING ADDRESS OF PROPERTY OWNER(S):

1073 WACCAMAN DRIVE
CONWAY SC 29526

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

Kevin P. Kennedy Sr 2-20-25
PROPERTY OWNER'S SIGNATURE(S) DATE

Kevin P. Kennedy Sr 2-20-25
PROPERTY OWNER'S SIGNATURE(S) DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.

DATE: MARCH 17, 2025

ITEM: V.C.

ISSUE:

First Reading of **Ordinance #ZA2025-04-07 (C)**, to annex approximately 0.18 acres located at 629 University Forest Circle (PIN 383-02-01-0018), and rezone from the Horry County Residential, no mobile homes allowed (SF10) district to the City of Conway Low/Medium-Density Residential (R-1) district.

BACKGROUND:

The annexation application was submitted by the property owner, Thomas Simpson, as a requirement to alter the name on the city utilities services account. According to Horry County Register of Deed's website, the deed was transferred into the owner's name on February 11, 2025. The property is within the University Forest subdivision near Highway 501 Business. There is an existing single-family structure on the property. A Restrictive covenant has been on file for this property since September 20, 1988.

To date, there have been no other properties within the University Forest subdivision that have been annexed into the City of Conway.

CITY OF CONWAY COMPREHENSIVE PLAN:

The Future Land Use Map of the *Comprehensive Plan* identifies this parcel, and a majority of the other lots in this subdivision, as Medium-Density Residential (R-2).

The intent of the R-2 District is to provide for areas for medium density attached, detached, semi-attached, and multifamily residential development in the City of Conway, and to prohibit uses that would substantially interfere with the development or continuation of residential structures in the District.

STAFF RECOMMENDATION:

No other properties in this particular subdivision have been previously annexed, and currently, sanitation does not service this neighborhood. Staff recommends against annexation at this time.

ORDINANCE #ZA2025-04-07 (C)

**AN ORDINANCE TO ANNEX APPROXIMATELY 0.18 ACRES OF PROPERTY
LOCATED AT 629 UNIVERSITY FOREST CIRCLE (PIN 383-02-01-0018), AND
REQUEST TO REZONE FROM THE HORRY COUNTY RESIDENTIAL, NO MOBILE
HOMES ALLOWED (SF10) DISTRICT TO THE CITY OF CONWAY LOW/MEDIUM
DENSITY RESIDENTIAL DISTRICT (R-1) DISTRICT.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY:

SECTION 1. FINDINGS:

A petition has been submitted to the City Council of the City of Conway to annex approximately 0.18 acres of property described herein and represented on a map. The City Council of the City of Conway has determined that the annexation of this area into the City of Conway will be to the advantage of the municipality.

The area proposed for annexation is adjacent to the present City limits. The petition for annexation of land and declared zoning is hereby accepted by the governing body of the municipality of Conway, and made a part of the City of Conway, South Carolina, to wit:

ALL AND SINGULAR, those certain parcels, lots, or tracts of land in Conway Township, County and State aforesaid, containing approximately 0.18 acres of property located at 629 University Forest Circle (PIN 383-02-01-0018), and request to rezone from the Horry County Residential, no mobile homes allowed (SF10) district, to the City of Conway Low/Medium-Density Residential (R-1) district.

This annexation includes all waterways, roads, and rights-of-way adjacent to the property.
For a more specific description of said property, see attached map.

SECTION 2. APPLICATION OF ZONING ORDINANCE:

The property is admitted as City of Conway Low/Medium Density Residential District (R-1) area under the zoning laws of the municipality.

SECTION 3. EFFECTIVE DATE:

The annexation is effective as of the date of the final reading of this Ordinance.

AND BE IT FURTHER ORDAINED that such changes shall be made on the Official Zoning Map. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

RATIFIED BY CITY COUNCIL, duly assembled, this ____ day of _____, 2025.

Barbara Jo Blain, Mayor

William M. Goldfinch IV, Mayor Pro Tem

Amanda Butler, Council Member

Julie Ann Hardwick, Council Member

Beth Helms, Council Member

Justin D. Jordan, Council Member

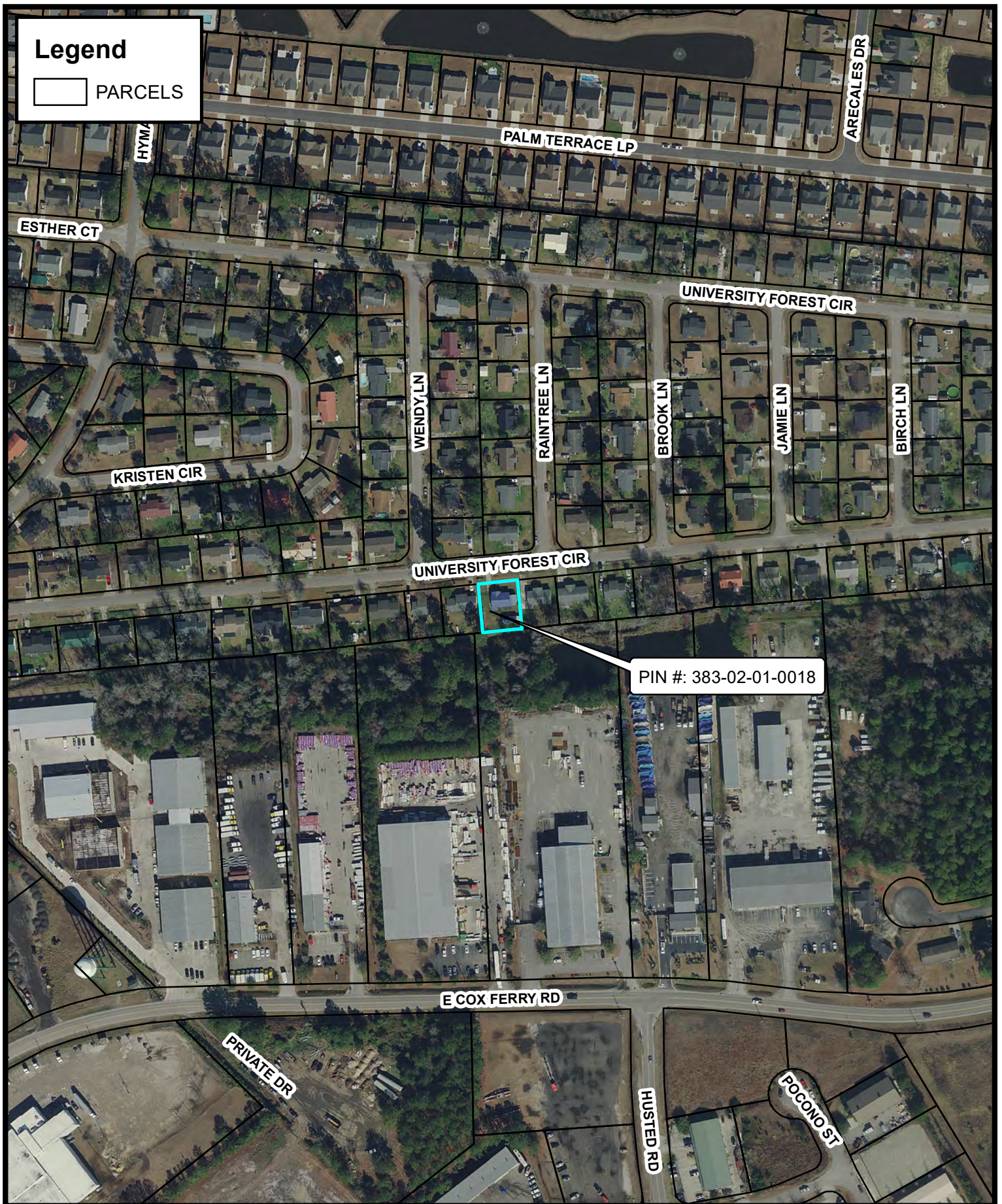
Larry A. White, Council Member

ATTEST: Alicia Shelley, City Clerk

First Reading: _____

Final Reading: _____





Legend

PARCELS

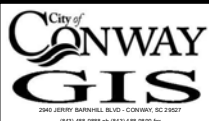
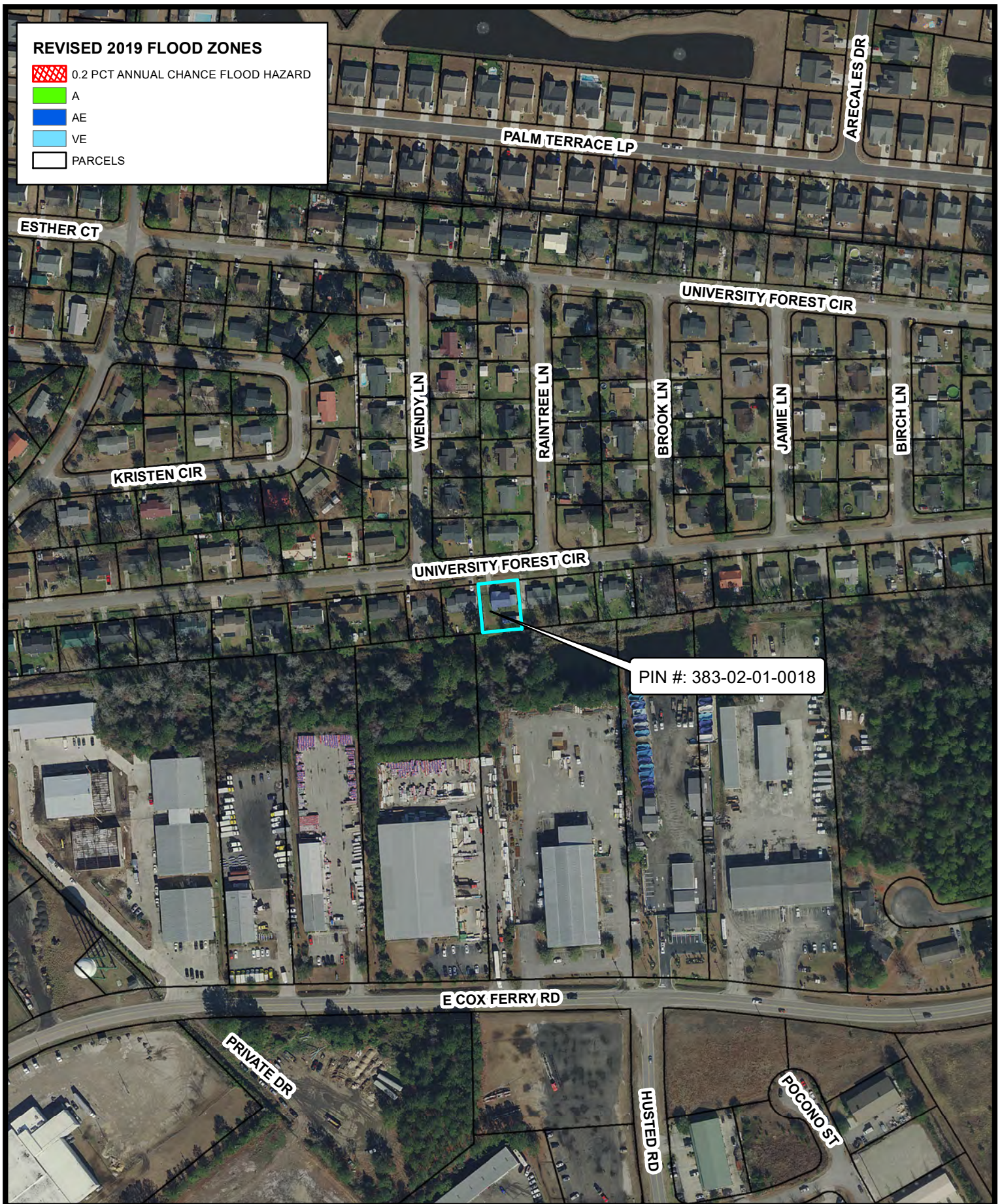
FUTURE LAND USE

 CONSERVATION PRESERVATION	 HIGHWAY COMMERCIAL	 MEDIUM DENSITY RESIDENTIAL	 PROFESSIONAL
 DOWNTOWN HISTORIC DISTRICT	 INDUSTRIAL	 MIXED USE	 RECREATIONAL
 FOREST AGRICULTURE	 INSTITUTIONAL	 NEIGHBORHOOD COMMERCIAL	 RURAL RESIDENTIAL
 HIGH DENSITY RESIDENTIAL	 LOW DENSITY RESIDENTIAL	 PLANNED DISTRICT	 UTILITY
			 PARCELS



REVISED 2019 FLOOD ZONES

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- VE
- PARCELS



Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



PIN #: 383-02-01-0018
TMS #: 138-24-01-214
629 UNIVERSITY FOREST CIR
(P25-0030)



State of South Carolina)
County of Horry)

RESTRICTIVE COVENANT

FILED
HORRY COUNTY, S.C.

Mary Curtis 88 SEP 20 PM 1:43
in the water and/or sewer system of the City of Conway (Grantee).
Our property is outside of the corporate limits as described on tax
map no. 138-24-01-214 and located at Lot 162, University Forest, Conway, SC.
Said property was conveyed by deed recorded in Deed Book 1248
at Page 805, in the Office of the Clerk of Court for Horry
County, South Carolina. 705 UP Drive

We understand and agree that as a condition for connecting to the
water and/or sewer system, we will petition, when requested by the City,
for annexation to the City of Conway under Section 5-3-150 of the
Code of Laws for the State of South Carolina. We understand that
it may be necessary to execute a petition for annexation on more than
one occasion; however, the final acceptance of said petition rests
upon an affirmative vote of a majority of the governing body of the
City of Conway.

We understand and agree that should we or our successors violate the
petition requirement that the City of Conway has the power to immedi-
ately discontinue water and/or sewer services to the premises as well as
bring a legal action for nonperformances regarding the petition.

It is further understood and agreeable that the City may inspect and
approve the owner's water and/or sewer system prior to connection
to insure compliance with City and State standards. An inspection fee,
if applicable, may be charged for such inspection in accordance with
established City policies.

All rights, powers, and privileges hereby granted to the City of
Conway as Grantee shall pass to its heirs, successors and assigns and
shall be binding upon the heirs, successors, administrators, executors
and assigns of the Grantor. Grantor acknowledges that the conditions
of this agreement and this agreement itself is a restriction and
covenant on the title to this property and binding upon grantors,
heirs, successors and assigns.

In Witness Whereof, the undersigned Grantor has hereto set his hand
and seal this 20th day of Sept, 19 88.

SIGNED, SEALED AND DELIVERED by
Grantor, in the presence of us in
Horry County, South Carolina:

Sally M. Dovel

Mary Curtis
Grantor Name

E. Emad Shahan
Witnesses

Grantor Name

PERSONALLY appeared before me the undersigned witness, and made oath
that he/she saw the within-named sign, seal, and as his/her act and
deed, deliver the within-written Agreement; and that he/she with the
other witness named above witnessed the execution thereof.

SUBSCRIBED TO BEFORE ME THIS 20th
DAY OF Sept, 19 88.

E. Emad Shahan
Witness

Sally M. Dovel
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: NOV. 14 1992

PAID
SEP
CITY OF CONWAY
SOUTH CAROLINA
1988

Instrument#: 2008000061943, DEED BK:
3334 PG: 1143 DOCTYPE: 082 05/13/2008
at 04:04:15 PM, 1 OF 2 BALLERY V.
SKIPPER, HORRY COUNTY, SC
REGISTRAR OF DEEDS



STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

RESTRICTIVE COVENANT

KNOW ALL ME BY THESE PRESENTS, that, (I, we) CAC Properties, LLC (Grantor) seek permission to connect to the Water and/or Sewer System of the City Of Conway. The property/parcel is situated outside the corporate limits of the City Of Conway. The property/parcel is identified in the records of the Assessor of Horry County as Tax Map 138-14-01-214 and is physically located at 629 University Forest Circle, Conway, SC 29516. The above referenced property was conveyed by deed to the Grantor and recorded in the Office of the Register of Mesne Conveyance for Horry County, South Carolina in Deed Book 1248 at Page 805.

We understand and agree that as a condition of service and connection of the Water and/or Sewer System to the above referenced property, we will petition, when requested by the City Of Conway (by Group or Individual method) for annexation to the City Of Conway under Section 5-3-150 of the Code of Laws for the State of South Carolina. We further understand that it may be necessary to execute a petition for annexation on more than one occasion; however, the final acceptance of the said petition rests upon an affirmation vote of a majority of the governing body of the City Of Conway.

It is understood and agreed upon that this covenant shall be legally binding upon (myself/us) as the Grantor(s), and our heirs and successors. Any violation of, or refusal to sign, said petition shall result in either legal recourse for nonperformance by the City, and/or termination of water and/or sewer services provided to the premises.

It is further understood and agreeable that the City may inspect and approve the owner's water and/or sewer system prior to connection to insure compliance with the City and State regulations. An inspection fee, if applicable, may be imposed for such inspection in accordance with the guidelines and policies set forth by the City of Conway.

All rights, powers, and privileges hereby granted to the City of Conway as grantee shall convey to its heirs, successors and assigns, and shall be binding upon the heirs, successors, administrators, executors and assigns of the Grantor. Grantor acknowledges that the conditions of this agreement and this agreement itself is a restriction and covenant of the title of the above reference property and binding upon the grantors, heirs, successors, and assigns. Furthermore, it is mutually agreeable that upon any dividing, separation, or split of the above referenced property, this agreement shall remain binding upon the successors and heirs of such division, and that this covenant shall remain binding upon the successors and heirs of such division, and that this covenant shall remain a restriction and covenant on the title of the parcel resultant of such division.

IN WITNESS THEREOF, the undersigned Grantor has hereto set his hand and Seal this

12th day of May, 2008

SIGNED, SEALED AND DELIVERED by:
Grantor in the presents of:

Carol C. Jones
Witness

Laura Lang
Witness

[Signature]
Grantor Name

Grantor Name

STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

PROBATE

PERSONALLY appeared before me the undersigned witness, and made oath that he/she saw the within named Grantor(s) sign, seal and as his/her act and deed, deliver the within written Agreement and Covenant; and that he/she with the other witness named above witnessed the execution thereof.

[Signature]
Witness

SWORN TO BEFORE ME THIS 12th
DAY OF May, 2008

Carolyn Watson

NOTARY PUBLIC FOR SOUTH CAROLINA

My commission expires: May 23rd, 2013



PETITION FOR ANNEXATION

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning
Department 196 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

www.cityofconway.com

Instructions:

- Fill out all 3 pages
- Submit signed forms to City of Conway Planning Department

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CONWAY

WHEREAS, § 5-3-150 (3) of the Code of Laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation; and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation; and

WHEREAS, the area requesting annexation is described as follows, to wit:

NOW, THEREFORE, the undersigned petition the City Council of Conway to annex the below described area into the municipal limits of the City of Conway.

PROPERTY LOCATION/SUBDIVISION: University Forest Ph 11 Lot 1162
PIN: 38302010018 ACREAGE: 0.18
PROPERTY ADDRESS: 629 University Forest Cir
PROPERTY OWNER MAILING ADDRESS: 629 University Forest Cir
PROPERTY OWNER TELEPHONE NUMBER: 609-923-9685
PROPERTY OWNER EMAIL: TSimpson.lax@gmail.com
APPLICANT: Thomas Simpson
APPLICANT'S EMAIL: TSimpson.lax@gmail.com

IS THE APPLICANT THE PROPERTY OWNER? CIRCLE: YES ☒ NO ☐

IF NOT: PLEASE INCLUDE A LETTER OF AGENCY OR POWER OF ATTORNEY FROM THE OWNER ADDING RESPONSIBILITY TO THE APPLICANT.

PROPERTY OWNERS (Attach additional sheets if necessary)

Thomas Simpson
(Print)

Thomas Simpson
(Signature)

DATE: 2/12/25

(Print)

(Signature)

DATE: _____



PETITION FOR ANNEXATION

Staff Use Only

Received: _____
BS&A #: _____

Is there a structure on the lot: yes Structure Type: Brick House

Current Use: Primary Residence

Are there any wetlands on the property?

CIRCLE: YES ☐ NO ☒

If yes, please include valid wetland delineation letter from army corps of engineers.

Is the property restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted or proposed use of the land?

CIRCLE: YES ☐ NO ☒

If yes, please explain and provide a copy of covenant and/or restriction.

Is the city a party to any deed restrictions or easements existing on the property?

CIRCLE: YES ☐ NO ☒

If yes, please describe.

Are there any building permits in progress or pending for this property?

CIRCLE: YES ☐ NO ☒

If yes, please provide permit number and jurisdiction.

FEES ARE DUE AT SUBMITTAL.

RI ZONING DISTRICT – NO FEE **ALL OTHER ZONING DISTRICTS - \$ 250**

PLEASE SUBMIT TO THE PLANNING & DEVELOPMENT DEPARTMENT

planning@cityofconway.com



Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning Department
196 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

www.cityofconway.com

Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: 629 University Forest Circle FEE PAID () YES () NO

AREA OF SUBJECT PROPERTY (ACREAGE): 0.18 PIN: 38302010018

CURRENT ZONING CLASSIFICATION: SF10

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Medium Density Residential

REQUESTED ZONING CLASSIFICATION: R1

NAME OF PROPERTY OWNER(S):

Thomas Simpson PHONE # 609-923-9685

PHONE # _____

MAILING ADDRESS OF PROPERTY OWNER(S):

629 University Forest Circle, Conway SC 29526

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

Thomas Simpson 2/12/25
PROPERTY OWNER'S SIGNATURE(S) DATE

PROPERTY OWNER'S SIGNATURE(S) DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.

DATE: MARCH 17, 2025

ITEM: V.D.

ISSUE:

First Reading of Ordinance #ZA2025-04-07 (D) to rezone approximately 7.8+/- acres of property located on (North) Main Street and Chicora Blvd (PIN 338-03-02-0006) from the Highway Commercial (HC) district to the High-Density Residential (R-3) district.

BACKGROUND:

The applicant submitted a rezoning application for the subject property in January 2025. The property is already in the city limits, zoned Highway Commercial (HC). The property is currently vacant. The applicant is seeking to rezone the property to High-Density Residential (R-3) in order to develop the property as multifamily; more specifically, a workforce housing community.

Per Section 3.2.5 of the Unified Development Ordinance (UDO), the intent of the R-3 district is to provide areas for high-density attached, detached, semi-attached, and multifamily residential development in the City of Conway and to prohibit uses that would substantially interfere with the development or continuation of residential structures in the district.

Gateway Corridor Overlay (GCO) District:

The subject property is also within the Gateway Corridor Overlay (GCO). *Per Section 3.4.2 of the UDO, the intent of the overlay district is to create a commercial corridor that is well planned and attractive through the implementation of consistent design standards. The provisions of this section will ensure that the design quality of new development in the city's identified gateway corridors are held to high standards. This section (GCO) shall not apply to detached single-family residential dwellings being used for residential purposes.*

Per Section 6.5.2, A. – Purpose, of the UDO, the GCO is established to provide standards relative to accessibility, appearance, and safety in the development of commercial, industrial, multifamily residential, and office projects that utilize highway corridors as their primary means of access.

Per Section 6.5.2, B. – Applicability, the GCO district shall extend 500 feet from the right-of-way line on properties along these highways (90, 378, 501, 501 Bus., 701 (South and North), and 905).

Surrounding uses/Zoning Districts:

The subject property abuts the Chicora development, a single-family neighborhood, zoned R-1 (low/medium-density residential). Other properties beside and across from the subject property are zoned Highway Commercial (HC). There is no other property zoned R-3 (high-density residential) in the nearby surrounding area. The property on the opposite side of Chicora Blvd (currently vacant) had previously been proposed and approved for a grocery store (KJ's) to be developed.

CITY OF CONWAY COMPREHENSIVE PLAN:

The future land use map of the *Comprehensive Plan* identifies the property as Highway Commercial (HC). *Per Section 3.2.10 of the UDO, 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.

PLANNING COMMISSION:

Planning Commission held the required public hearing on the request at their March 6th meeting and recommended disapproval of the request to rezone the property to High-Density Residential (R-3), although it was not unanimous. Several residents of the Chicora neighborhood were present and gave public input, in opposition to the request. Their concerns included traffic along Chicora Blvd and Hwy 701, crime, stormwater drainage and flooding issues.

STAFF RECOMMENDATION:

Workforce housing and affordable / attainable housing is needed in and around Conway. The costs of housing has increased significantly over the past several years; specifically post-Covid, with many people relocating to the area from other parts of the country, the shortage in housing supply, as well as inflation. Adequate housing is not always *attainable* for many individuals who work in and around our community, such as our teachers, nurses, police, firefighters, and others in similar professions, as these individuals make too much money to qualify for low-income housing and not enough money to purchase a home.

While housing affordability is an issue, it is a much broader issue than just the zoning of property. Lack of affordability / attainability of housing cannot be solved *just* by rezoning properties to districts that allow higher density. Zoning districts which would allow higher densities could add to the housing supply if properties are developed as zoning (density) allows, but what must be considered when reviewing a request to rezone property is whether the requesting zoning is appropriate for the subject property. Staff must first consult the Comprehensive Plan to see if the proposed rezoning is consistent with the plan and the future land use map. Other factors that can influence recommendations and decisions regarding rezoning requests include, *but are not limited to*:

- Current and proposed land use;
- How the requesting zoning would affect nearby properties (and public opposition);
- Whether existing infrastructure is adequate and if not, what infrastructure may be necessary;
- Environmental impacts (wetlands, flood zones, etc.);
- Economic impacts;
- Past decisions for similar requests;
- Recommendation of Planning Commission

The property is currently zoned Highway Commercial (HC), as is all other surrounding properties fronting on either side of Hwy 701 N. (N. Main St.). The Future Land Use Map also identifies the property as HC. There is no property in the immediate area that is already zoned R-3. There is property zoned R-2 (medium-density residential) on Cultra Rd / Oak Street and Boundary Street; none of which front a major corridor.

There are no flood zones on the subject property; however, the adjacent property is within a flood zone as well as properties across the road, and areas near this portion of Hwy 701 North have been known to

flood during major rain events. *However*, I do want to note that – if developed as proposed, it's likely there would be less impervious surface area resulting from the development than if it were to be developed commercially, resulting in less stormwater runoff.

There is strong opposition from the neighboring community to this request, with concerns related to traffic, crime, and flooding; as previously mentioned.

Council has previously denied rezoning requests for zoning other than what the future land use map shows for properties along major corridors in the city (Hwy 501 bypass), in an effort to preserve these commercial corridors.

Finally, Planning Commission recommended disapproval of the requesting zoning of R-3.

Based on these factors, including the recommendation of Planning Commission, staff recommends disapproval of the request.

ORDINANCE #ZA2025-04-07 (D)

**AN ORDINANCE TO REZONE APPROXIMATELY 7.8+/- ACRES OF PROPERTY
LOCATED ON (NORTH) MAIN STREET AND CHICORA BLVD (PIN 338-03-02-0006)
FROM THE CITY OF CONWAY HIGHWAY COMMERCIAL (HC) DISTRICT TO THE
CITY OF CONWAY HIGH-DENSITY RESIDENTIAL (R-3) DISTRICT.**

WHEREAS, pursuant to Title 6, Chapter 29 of the Code of Laws of South Carolina, the City of Conway enacted the Zoning Ordinance of the City of Conway, South Carolina; and

WHEREAS, Article 13, Section 13.1.7 of the City of Conway Unified Development Ordinance (UDO) provides that regulations, restrictions, and boundaries set forth in the UDO may be amended, supplemented, changed, or repealed in accordance with S.C. Code §6-29-760; and

WHEREAS, a petition has been submitted to rezone approximately 7.8+/- (total) acres located on (North) Main Street and Chicora Blvd (PIN 338-03-02-0006) from the Highway Commercial (HC) district to the High-Density Residential (R-3) district; and

WHEREAS, the Planning Commission of the City of Conway, on March 6, 2025, held the required public hearing to discuss the request to rezone from the Highway Commercial (HC) district to the High-Density Residential (R-3) district, and made their recommendation; and

WHEREAS, City Council determined that it is in the best interest of the health, safety, and general welfare of the City of Conway and its citizens to approve the rezoning petition as presented. Therefore, be it

ORDAINED, by Conway City Council, in Council duly assembled, that the zoning boundaries of the Official Map of the City of Conway, together with explanatory matter herein, be revised as follows:

Rezone approximately 7.8+/- (total) acres located on (North) Main Street and Chicora Blvd (PIN 338-03-02-0006) from the Highway Commercial (HC) district to the High-Density Residential (R-3); and be it further

ORDAINED, that all ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

EFFECTIVE DATE: This Ordinance shall become effective upon final reading.

RATIFIED BY CITY COUNCIL, duly assembled, this ____ day of _____ 2025.

Barbara Jo Blain, Mayor

William M. Goldfinch IV, Mayor Pro Tem

Amanda Butler, Council Member

Julie Ann Hardwick, Council Member

Beth Helms, Council Member

Justin D. Jordan, Council Member

Larry A. White, Council Member

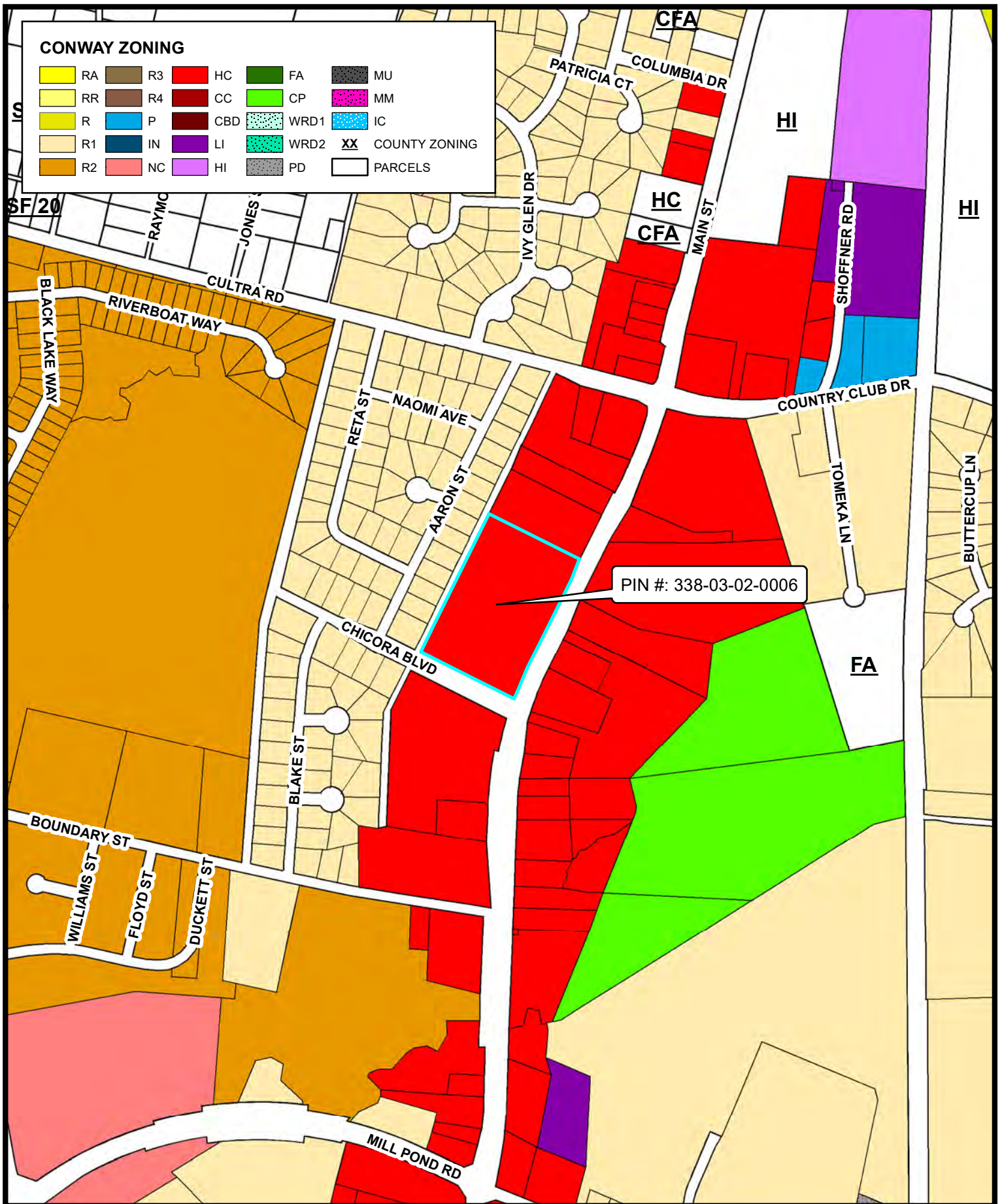
ATTEST: Alicia Shelley, City Clerk

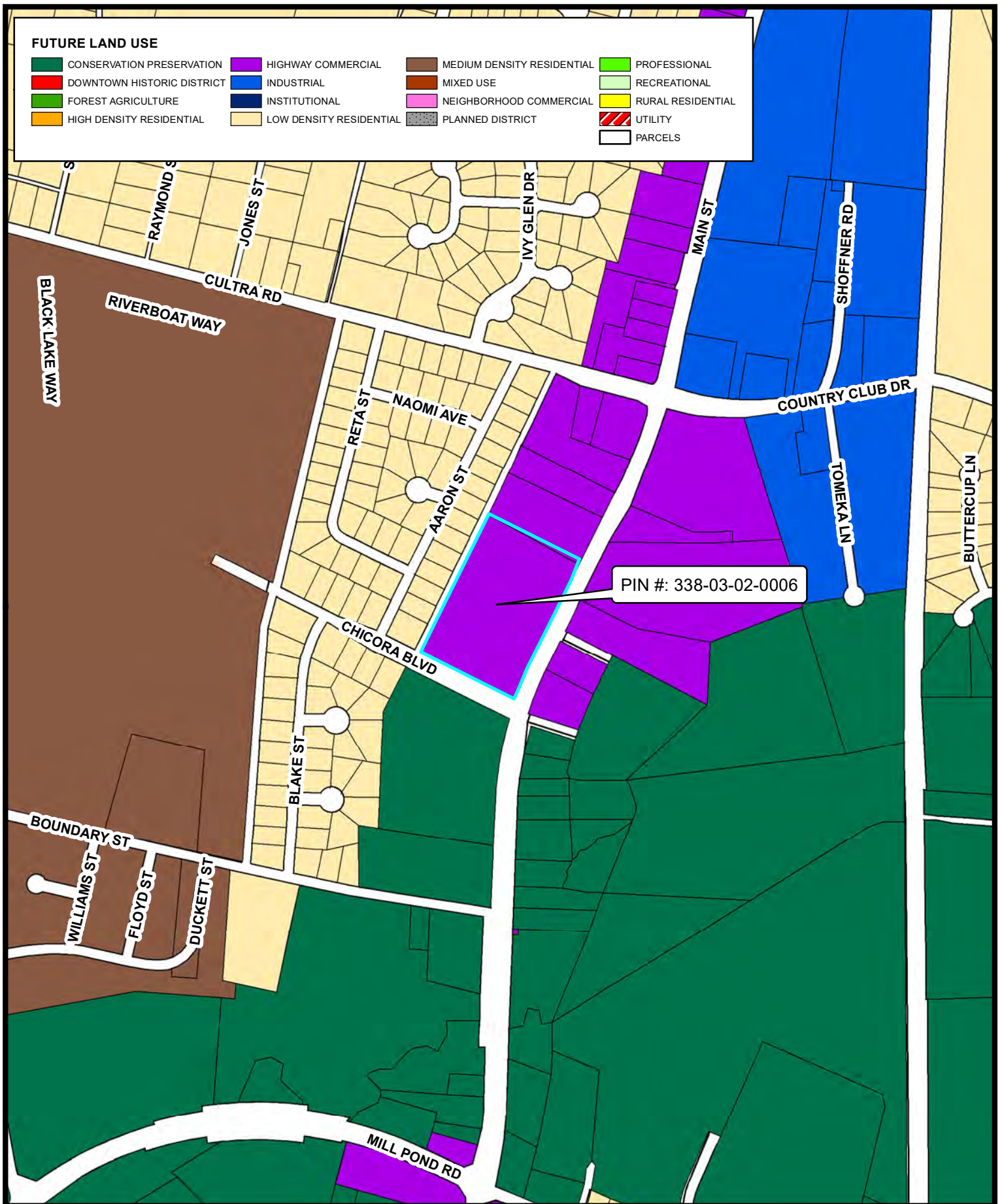
First Reading: _____

Final Reading: _____



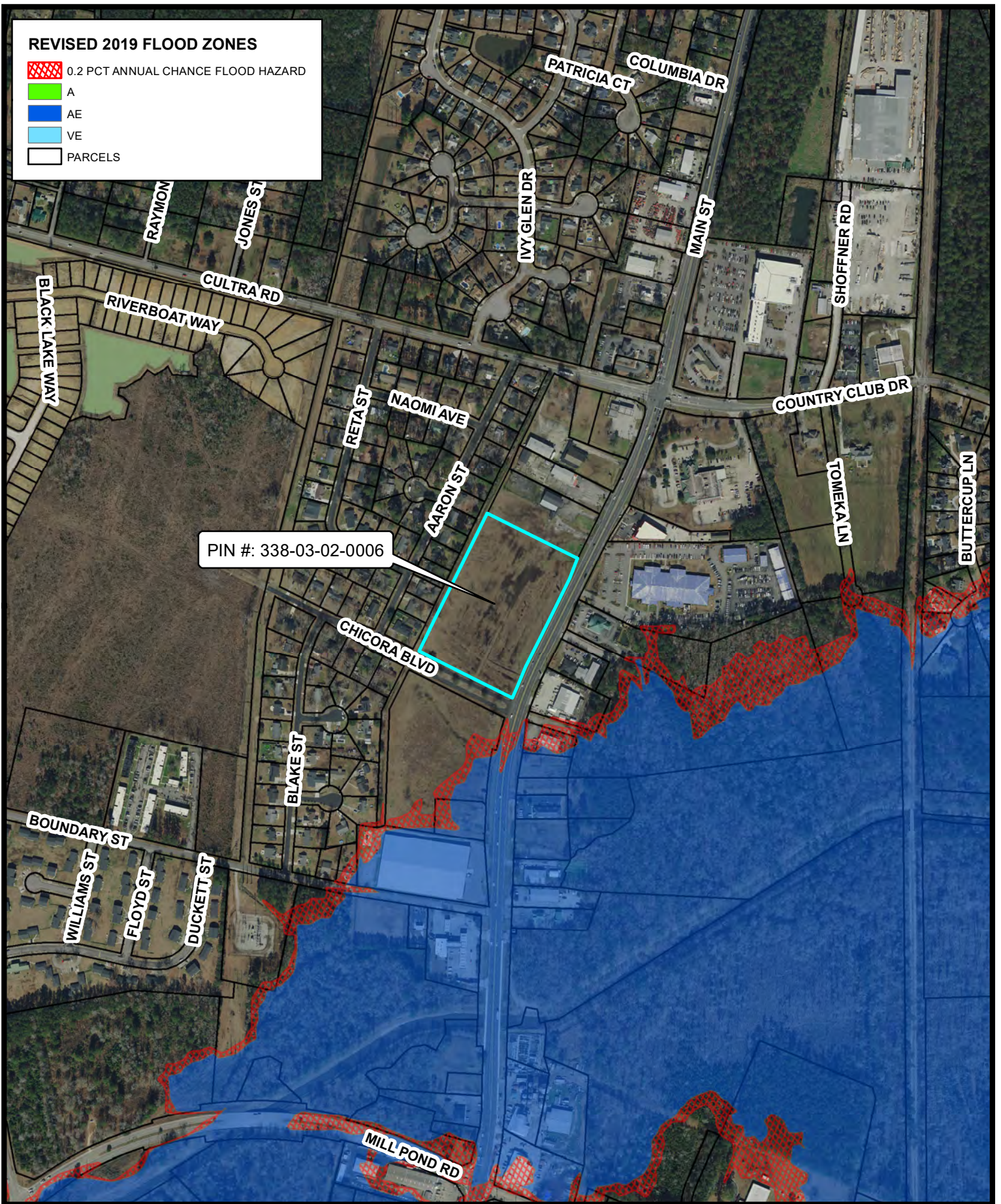






REVISED 2019 FLOOD ZONES

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  VE
-  PARCELS





March 10, 2025

Mayor Barbara Jo Blain & Members of City Council
City of Conway, City Hall
229 Main Street
Conway, SC 29526

Re: Letter of Support – Request to Rezone ~7.8 acres, Chicora Blvd & Main Street

Mayor Blain and Members of Conway City Council,

In recent weeks, we've spoken with community members, Planning Commission members, and City staff about rezoning parcel 338-03-02-0006 from Highway Commercial (HC) to High-Density Residential (R-3). We submit this Letter of Support as a follow-up to those conversations and meetings to address questions raised and request that it be included in the official rezoning record.

After these conversations, it is clear that rezoning to R-3 to support this development will provide greater community benefits to the City of Conway, its residents, businesses, and the neighbors. Additionally, we have applied to SC Housing for tax-credit funding to develop a family affordable workforce housing community and expect our application to be highly competitive.

Please consider the following in support of the rezoning request:

- **There is a critical need for affordable workforce housing in Conway.**
 - This rezoning will allow the site to be developed as a privately owned, critically needed affordable workforce housing community.
 - There are long waiting lists for existing affordable housing in the area.
 - Average rents in Conway are over \$1,850, up 66% county-wide in the last decade.
 - Businesses need a strong pool of local employees as there are over 4,000 jobs in a 2-mile radius from the site paying wages our future residents will be making.
- **The opportunity is now – it is rare and may not come again soon.**
 - There is no better site suited for this type of development in Conway than this one, based on SC Housing's stringent development criteria.
 - The last workforce housing community to receive tax credits in Conway was almost two decades ago.
 - If rezoning does not occur, Conway may not have another opportunity for a competitive development like this for a long time.

- **Rezoning addresses existing stormwater concerns.**
 - The down zoning of this site to R-3, coupled with our thoughtful site plan with large greenspaces and stormwater detention pond will be significantly better for the environment and flooding concerns. HC development would likely have significantly more paving and impermeable surfaces.
- **R3 results in reduced traffic impact compared to HC uses.**
 - Reducing the density from HC to R-3 will reduce the potential traffic impact to the neighborhood and surrounding areas.
 - Construction of a maximum of 80 housing units (max limit imposed by SC Housing) will likely result in fewer daily trips than currently allowed HC development could, based on ITE's Trip Generation Manual, 11th edition.
- **R3 provides opportunity for enhanced transitioning from Residential to Commercial.**
 - Multi-family developments are commonly used to create a transitional buffer between residential and commercial zoning areas.
 - Rezoning to R-3 will provide a reasonable and attractive transition between the residential and commercial uses, while providing more greenspace.
 - Chicora Springs Trace is designed to smoothly transition between single-family homes and the highway commercial properties, with a 2-story building on Chicora Blvd to complement the neighborhood and 3-story buildings on Main St to complement its commercial character.
- **Improved landscaping and protected buffer to nearby residential areas.**
 - The proposed site plan reflects our commitment to providing a maximum amount of greenspace and landscaping buffer to the Chicora neighborhood.
 - HC developments would likely have large buildings located at the north of the site near the existing neighborhood with supply trucks just outside of neighbor's yards.

Proper zoning is required for tax credit financing through SC Housing. Our proposed development is the only tax credit application in Conway this year. Denial would prevent us from securing funding, delaying much-needed workforce housing in Conway indefinitely.

We strongly support the rezoning request and urge its approval. This development is the best use of the parcel, balancing residential and commercial areas while addressing community concerns and providing much needed affordable workforce housing.

Thank you in advance for your consideration. We are happy to discuss further or provide additional information. If you have any comments, questions, or concerns, please feel free to reach me via email at nate@taftmillsgroup.com.

Sincerely,

Nate Broman-Fulks
Vice President of Development
Taft-Mills Group, LLC

*Serving Victims
of Domestic Violence*



FAMILY JUSTICE CENTER

of Georgetown
and Horry Counties

EXECUTIVE DIRECTOR

Debi DeBruyn

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PO Box 366

2705 Highmarket Street

Georgetown, SC 29442

(843) 546-3926

Fax: (843) 546-3535

www.fjcgtownhorry.org

info@fjcgtownhorry.org

March 17, 2025

Conway City Council Members,

Dear Conway City Council Members,

On behalf of the Family Justice Center, a resource center for support, safety, advocacy and education for individuals and families affected by domestic abuse serving Horry and Georgetown Counties, I am writing to express our strong support for the proposed affordable workforce housing development on Chicora Blvd in Conway. Affordable housing provides individuals and families with secure, stable homes. This stability is essential for emotional well-being and overall health. Housing is needed much more than another commercial center. Rezoning this parcel will allow the City to meet the crucial need for housing.

Family Justice Center provides safety and support services to domestic abuse survivors, we witness firsthand the lack of affordable housing these individuals and families face. The challenge of returning to an abuser or facing homelessness, is a choice no one should have to make. The shortage of affordable housing options in Conway creates barriers to long-term safety and well-being. Stable affordable housing supports better educational outcomes for children and helps adults maintain steady employment, contributing to long-term economic success. By reducing the financial burden on families, affordable housing can help break cycles of abuse and poverty and promote economic mobility. Therefore, we urge you to prioritize affordable housing solutions. We believe that the Chicora Springs Trace development will not only benefit survivors of domestic violence but will also strengthen our entire community. Please vote to approve the rezoning request for the Chicora Springs Trace development in Conway.

Thank you for your consideration and time.

Very Sincerely,

Tara Ostrander

Family Justice Center of Georgetown and Horry Counties.



Chicora Springs Trace

An Affordable Workforce Community

Introduction

Chicora Springs Trace is a proposed 80-unit workforce housing community at the corner of Chicora Boulevard and North Main Street developed by Greenville, NC-based Taft-Mills Group, LLC. The proposed site is well located to provide much needed housing affordable to residents serving vital roles in the community. High quality housing at affordable prices is becoming incredibly difficult to find in Conway, and other desirable places to live. Chicora Springs Trace is specifically designed to help meet that need in the community.

The site is in a great location for a workforce community. It is near many employers, parks, retail options, service providers, schools, a library, and downtown shops. The proposed development, once completed, will represent an over \$22 million-dollar investment in the community.

Owner/Developer Overview

Founded in Greenville, NC in 2014 by Tom Taft Sr. and Dustin Mills, Taft Mills Group (TMG) has established itself as one of the preeminent developers of affordable workforce housing in the southeast. Presently, TMG has more than 1,750 units in operation and almost 800 units under construction.

Taft-Mills Group is led by its principals, Dustin T. Mills and C.J. Tyree, who bring a combined forty-five years of experience in the affordable housing field. In his career, Mr. Mills has overseen the development and completion of more than one hundred communities (more than 4,800 affordable units representing more than \$850 million in Total Development Costs).

Taft-Mills Group is an affiliate of Greenville, NC-based Taft Family Ventures, which is led by former State Senator Thomas F. Taft, Sr. Taft Family Ventures is a vertically integrated developer, builder, and manager that has developed over 5,000 multifamily units and over 800,000 square feet of commercial space. The experience and financial capacity of Taft Family Ventures combined with the affordable experience of Dustin and C.J. has led TMG to consistently be ranked as a top 50 affordable housing developer in the country.

Location Overview

The area immediately surrounding the proposed site features a great selection of parks, restaurants, grocery stores, retail shopping venues, doctor offices, and schools. Most of these amenities are within 1 mile from the Chicora Springs Trace site and all the amenities are just a short drive. In addition to these amenities, there are over 4,000 jobs within a 2-mile radius of the site for employees making wages that our community is designed to serve.



Project Benefits

The development of Chicora Springs Trace will help address an extreme need that exists today in Conway for newly constructed high-quality affordable workforce housing units. As proposed, the community will consist of a mix of 1-bedroom, 2-bedroom, and 3-bedroom units. The site will include four residential buildings and a clubhouse.

The community will feature many amenities for our residents. The clubhouse will include an on-site management office, staffed with a full-time property manager, a community room, fitness center, and business center. The site will also include a covered patio area and a playground. Rents are expected to range from between \$250 and \$1,200 and will serve residents who have an average household income below 70% of Horry County's Area Median Income, or \$55,500 for a family of four. The community will not only benefit its residents and surrounding businesses, but it will also provide significant property tax revenue to the City of Conway.



Chicora Springs Trace

Conway, SC

A PROPOSED WORKFORCE HOUSING COMMUNITY BY:





Residences at Railroad Square
Brunswick, MD



Overview

- Principals at TMG have completed:
 - 100+ affordable communities
 - 5,000+ units
 - \$850+ million in total development costs
- Active in North Carolina, South Carolina, Virginia, Maryland & Ohio
- Consistently ranked top 50 workforce housing developer nationwide by Development Finance Magazine

Completed Project - 2016



PARKSIDE COMMONS
GREENVILLE, NC (98 Units – Senior Housing)

Completed Project - 2017



Wakefield Commons
Raleigh, NC (68 Family Units)

Completed Project - 2022



Eastbend Trace
Greenville, NC (72 Family Units)

Completed Project - 2022



CRENSHAW TRACE
WAKE FOREST, NC (68 Units – Senior Housing)

TMG – Under Construction Visual



Residences at Railroad Square
Brunswick, MD (45 family Units)

THE JUNCTION AT 524
524 W SOUTH STREET

THE JUNCTION AT 511
511 W SOUTH STREET



The Junction – Under Construction
Frederick, MD (179 family units)



- 2503 N. Main Street
- Total Acres: +/- 7.78 Acres
- Pin #338803020029
- Zoning: Highway Commercial
- Nearby Amenities:
 - Grocery stores
 - Parks
 - Shopping
 - Doctor offices
 - Restaurants
 - Other commercial options

Aerial View

Draft Site Plan



A1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'



STEELE GROUP
ARCHITECTS

STATUS:
Not For Construction

Conway Apartments
Chicora Boulevard
Conway, SC 29526

©2025 Steele Group Architects

Rev	Issued For	Revised For	Date

DATE: 2025-01-30
PROJECT NUMBER: 2025 SC
SHEET TITLE: SITE PLAN
SHEET: A-000

Development Plan



- ~80 Workforce Housing Apartments
 - Serving households at 70% of area median income (AMI) and below
 - \$55,500 for a family of 4
 - 2-story and 3-story residential buildings
 - 1-, 2-, and 3-bedroom units
 - Proposed to meet the housing needs of working families supporting the Conway community
 - Residents likely to include:
 - Teachers
 - First responders
 - Retail workers
 - Childcare workers
- 
- The logo for Taft Mills Group (TMG) is located in the bottom right corner. It consists of the letters 'T', 'M', and 'G' in a large, white, serif font, each inside a dark blue square. Below these squares, the words 'TAFT MILLS' are written in a smaller, white, sans-serif font. A small number '140' is visible in the bottom right corner of the 'T' square.

Site Plan



Potential Building Concepts



- Workforce Housing is a major need in Conway
- This is a unique site that makes it competitive for funding (tax credits)
- The opportunity is here:
 - Horry County hasn't had a new deal funded in 5 years
 - Conway hasn't had one in almost a decade
 - Funding scoring criteria changes regularly
- Close proximity to a myriad of amenities



QUESTIONS?





STEELE GROUP
ARCHITECTS

STATUS:
Not For Construction

Conway Apartments

Chicora Boulevard
Conway, SC 29526

©2025 Steele Group Architects

Version	Transmittal Set Name	Date

DATE:
2025-01-30
PROJECT NUMBER:
2025 SC
SHEET TITLE:
SITE PLAN

SHEET:

A-000



Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning Department
196 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

www.cityofconway.com

Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: Highway 701 and Chicora Boulevard, Conway, SC, 29526 FEE PAID ☒ YES ☐ NO

AREA OF SUBJECT PROPERTY (ACREAGE): 7.78 PIN: 3380302006

CURRENT ZONING CLASSIFICATION: Highway Commercial

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Highway Commercial

REQUESTED ZONING CLASSIFICATION: R-3

NAME OF PROPERTY OWNER(S):

Piver Corp PHONE #

PHONE #

MAILING ADDRESS OF PROPERTY OWNER(S):

2220 Harris Shortcut Rd, Conway, SC 29526

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

Aaron S Piver 01-31-2025
PROPERTY OWNER'S SIGNATURE(S) DATE

PROPERTY OWNER'S SIGNATURE(S) DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.



PLANNING DEPARTMENT

196 LAUREL STREET
CONWAY, SOUTH CAROLINA 29526
843-488-9888
WWW.CITYOFCONWAY.COM

DESIGNATION OF AGENT

(If the Property Owner Wishes To Appoint an Agent to Represent Him or Herself)

Agents Name: Taft Mills Group - Nate Broman-Fulks
Address: 301 North Salem Street, Suite 100, Apex, NC 27502
Telephone: 336-870-0721 Email: nate@taftmillsgroup.com

I hereby appoint the person(s) listed above as agent to act on my behalf for the purpose of filing such application for a variance/rezoning request as he/she shall deem necessary and proper.

Piver Corp

PROPERTY OWNER(S) NAME (PRINT)

Aaron S Piver

PROPERTY OWNER SIGNATURE

01-31-2025

DATE

DATE: MARCH 17, 2025
ITEM: V.E.

ISSUE:

First Reading of Ordinance #ZA2025-04-07 (E), to annex approximately 2.72 acres located at 966 West Cox Ferry Road (PIN 382-07-01-0011), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Low/Medium Density Residential (R-1).

BACKGROUND:

On March 4, 2025, the annexation petition was submitted in accordance with the requirements for a new connection to city utilities (new account). Horry County Code Enforcement notified City staff that the property owner had submitted an application for a proposed accessory dwelling unit (ADU) on the property. More recently, a 2,000 sq. ft. detached metal garage was erected on the property, which was permitted by Horry County Code Enforcement, with a final inspection on March 4, 2025. According to Horry County Land Records, the property was transferred into the applicant's name on July 12, 2024. The adjacent property, 970 West Cox Ferry Road, was annexed in 2022, making this property contiguous. A restrictive covenant was recorded on March 4, 2025 for this property.

CITY OF CONWAY COMPREHENSIVE PLAN:

The Future Land Use Map of the *Comprehensive Plan* identifies this parcel as Conservation Preservation (CP). Per Section 3.2.17 of the UDO, *The intent of the CP District is to provide needed open space for general outdoor and indoor recreational uses, and to protect environmentally sensitive areas and flood prone areas from the encroachment of any residential, commercial, industrial, or other uses capable of adversely affecting the relatively undeveloped character of the district.*

STAFF RECOMMENDATION:

Staff recommends against annexation of this property for the following reasons:

The property is 2.72 acres and is large enough to accommodate another residential structure; however, the property owner's address is not 966 W. Cox Ferry Rd, and the requirements for Accessory Dwelling Units (ADU's) are not the same as the city's requirements. Some of these requirements include:

- ADU's be located in the rear yard of the principal dwelling, unless they are a part of an attached or detached garage, which may be located in the side yard.
- ADU's cannot be located forward the principal dwelling.
- ADU's cannot exceed 50% of the gross floor area of the principal dwelling.

According to the site plan that was provided, the proposed ADU does not appear to be in compliance with the City's requirements for ADU's.

Weldon Lane is a dead end, and other properties; some of which have not yet been developed on, will have to request annexation when a permit application is submitted at the county if contiguous and City utilities are requested. Weldon Lane is currently a county road, and it does not appear to be improved all the way to the dead end, which could force property owners to improve (pave) Weldon Lane prior to any permits being issued. Abrams Court is in the same condition. If properties on Weldon Lane begin being annexed, the right of way in front of each property will also be annexed and would eventually be turned over to the city for maintenance even though they are substandard, or not even paved. This could cause an undue hardship on property owners on Weldon Lane and Abrams Court who may seek to construct residences on the vacant lots in the future, as the county does not require the same road improvements. Additionally, although this property is addressed on W. Cox Ferry Rd, the only frontage the property has is on Weldon Lane, and properties on either side of it are addressed on Weldon Lane. This could be an issue with addressing.

A metal building was recently constructed on the property that is approx. 2,000 sq. ft., and City ordinance prohibits accessory structures 400 sq. ft. and greater from being constructed of metal. They are also required to architecturally compliment the primary structure.

One parcel (abutting the subject property) that fronts Weldon Lane is 17.7 acres, and while there is currently a residence on it, there is potential for the property to be developed as a major subdivision at some point in the future. Approximately half of that parcel is within a flood zone, so should a major subdivision be proposed for that property at any point in the future, there may be an opportunity for the City to zone these areas (or portions of) as Conservation Preservation (CP) upon annexation to protect the environmentally sensitive areas and improve Weldon Lane to a standard that is more in line with City standards.

If the owner of the subject property were to seek further subdivision of the property, or if the property is sold to another individual, they would again have to request annexation at that time. Additionally, now that restrictive covenants are on file and recorded, the City could also require annexation at any time. For now, staff believes annexation of the subject property would be premature.

ORDINANCE #ZA2025-04-07 (E)

**AN ORDINANCE TO ANNEX APPROXIMATELY 2.72 ACRES OF PROPERTY
LOCATED AT 966 WEST COX FERRY ROAD (PIN 382-07-01-0011) AND REQUEST
TO REZONE FROM HORRY COUNTY COMMERCIAL FOREST AGRICULTURE TO
CITY OF CONWAY LOW/MEDIUM DENSITY RESIDENTIAL DISTRICT (R-1).**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY:

SECTION 1. FINDINGS:

A petition has been submitted to the City Council of the City of Conway to annex approximately 2.72 acres of property described herein and represented on a map. The City Council of the City of Conway has determined that the annexation of this area into the City of Conway will be to the advantage of the municipality.

The area proposed for annexation is adjacent to the present City limits. The petition for annexation of land and declared zoning is hereby accepted by the governing body of the municipality of Conway, and made a part of the City of Conway, South Carolina, to wit:

ALL AND SINGULAR, those certain parcels, lots, or tracts of land in Conway Township, County and State aforesaid, containing approximately 2.72 acres of property located at 966 West Cox Ferry Road (PIN 382-07-01-0011), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Low/Medium Density Residential (R-1).

This annexation includes all waterways, roads, and rights-of-way adjacent to the property.

For a more specific description of said property, please see attached map.

SECTION 2. APPLICATION OF ZONING ORDINANCE:

The property is admitted as City of Conway Low/Medium Density Residential District (R-1) area under the zoning laws of the municipality.

SECTION 3. EFFECTIVE DATE:

The annexation is effective as of the date of the final reading of this Ordinance.

AND BE IT FURTHER ORDAINED that such changes shall be made on the Official Zoning Map. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

RATIFIED BY CITY COUNCIL, duly assembled, this ____ day of _____, 2025.

Barbara Jo Blain, Mayor

William M. Goldfinch IV, Mayor Pro Tem

Amanda Butler, Council Member

Julie Ann Hardwick, Council Member

Beth Helms, Council Member

Justin D. Jordan, Council Member

Larry A. White, Council Member

ATTEST: Alicia Shelley, City Clerk

First Reading: _____

Final Reading: _____

Legend



PARCELS

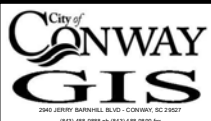
PIN #: 382-07-01-0011

ABRAMS CT

WELDON LN

W COX FERRY RD

WELDON LN



Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



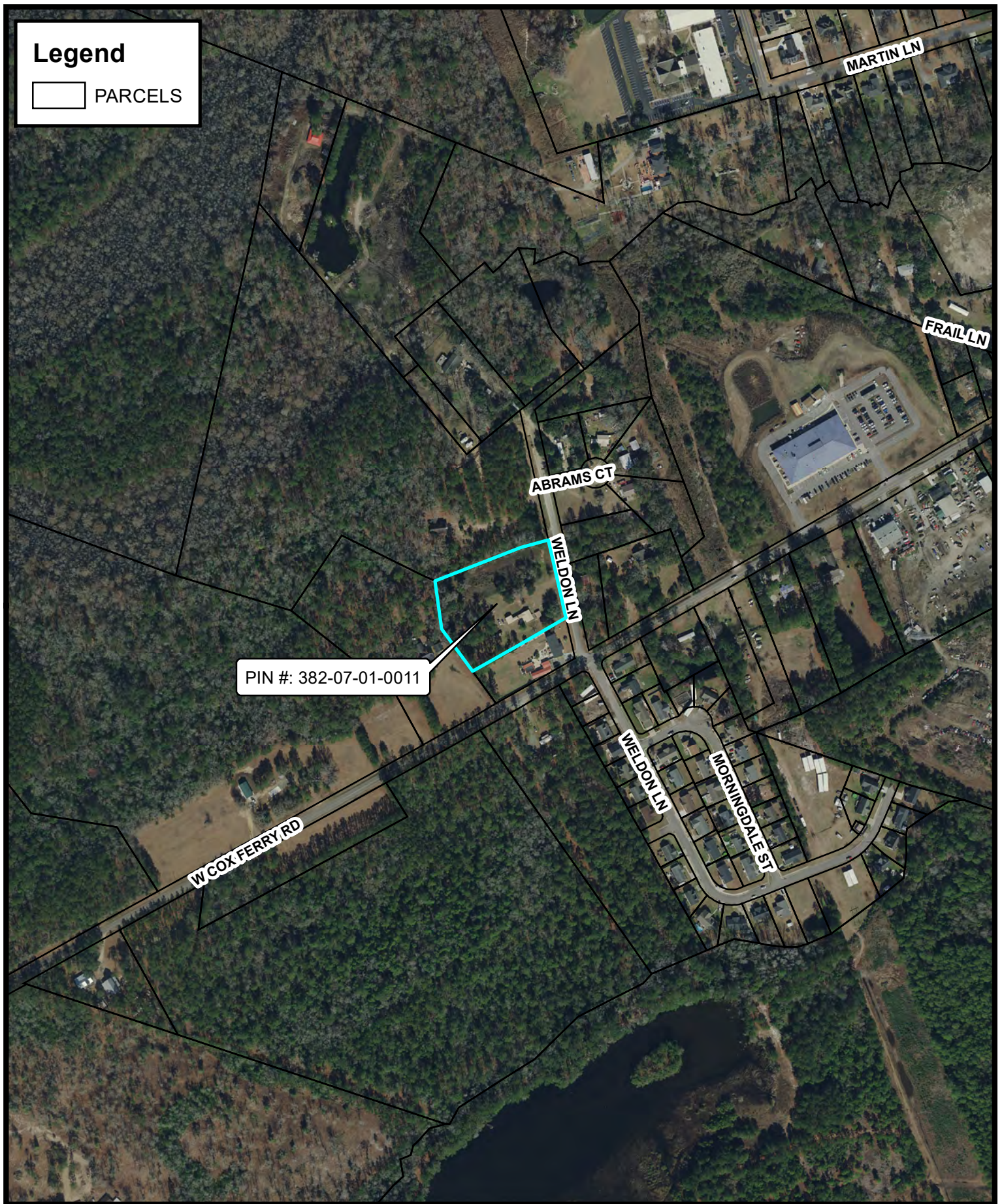
PIN #: 382-07-01-0011
966 WEST COX FERRY RD
(P25-0055)



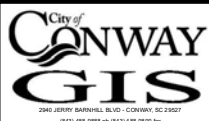
Legend



PARCELS



PIN #: 382-07-01-0011

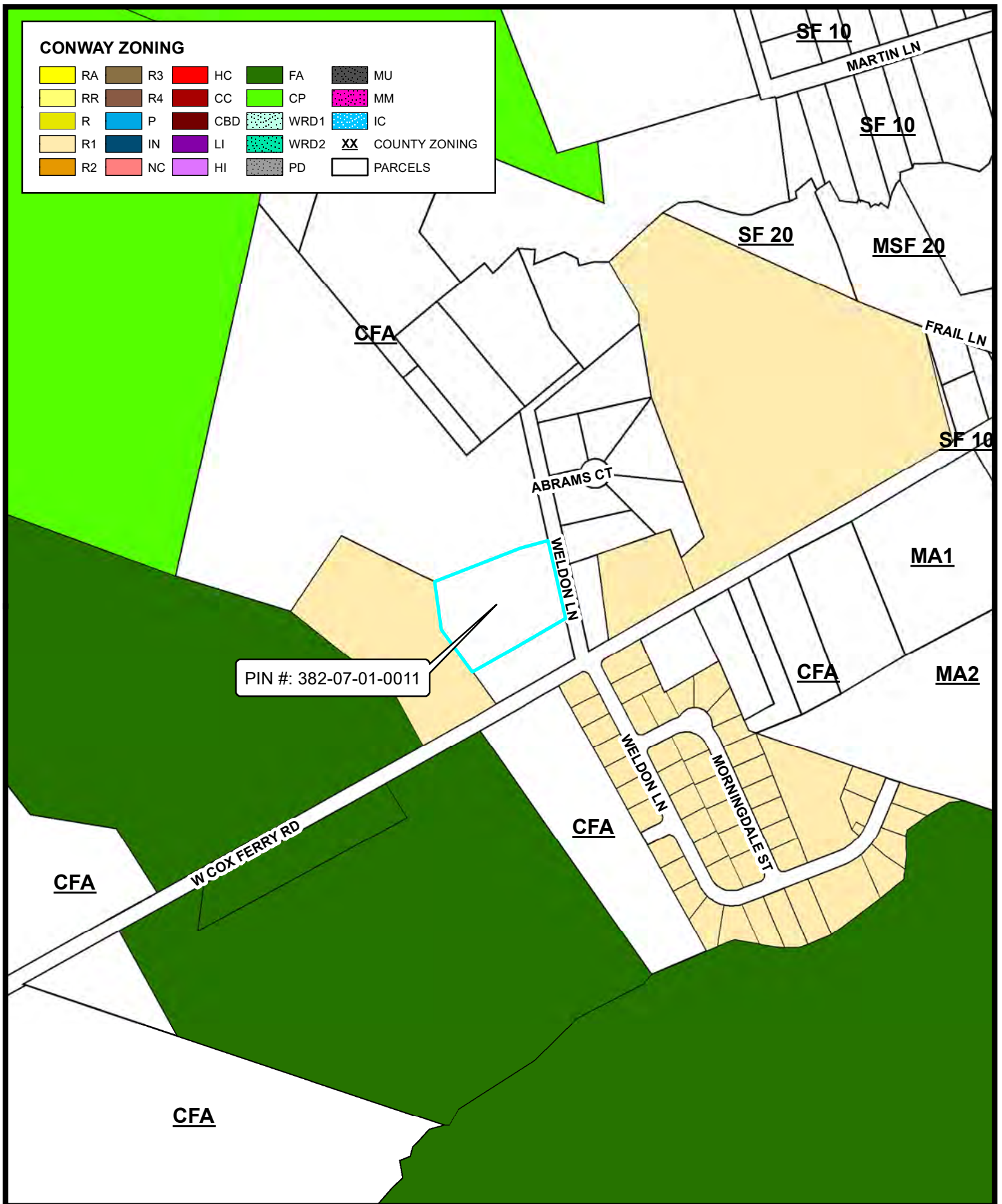


Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



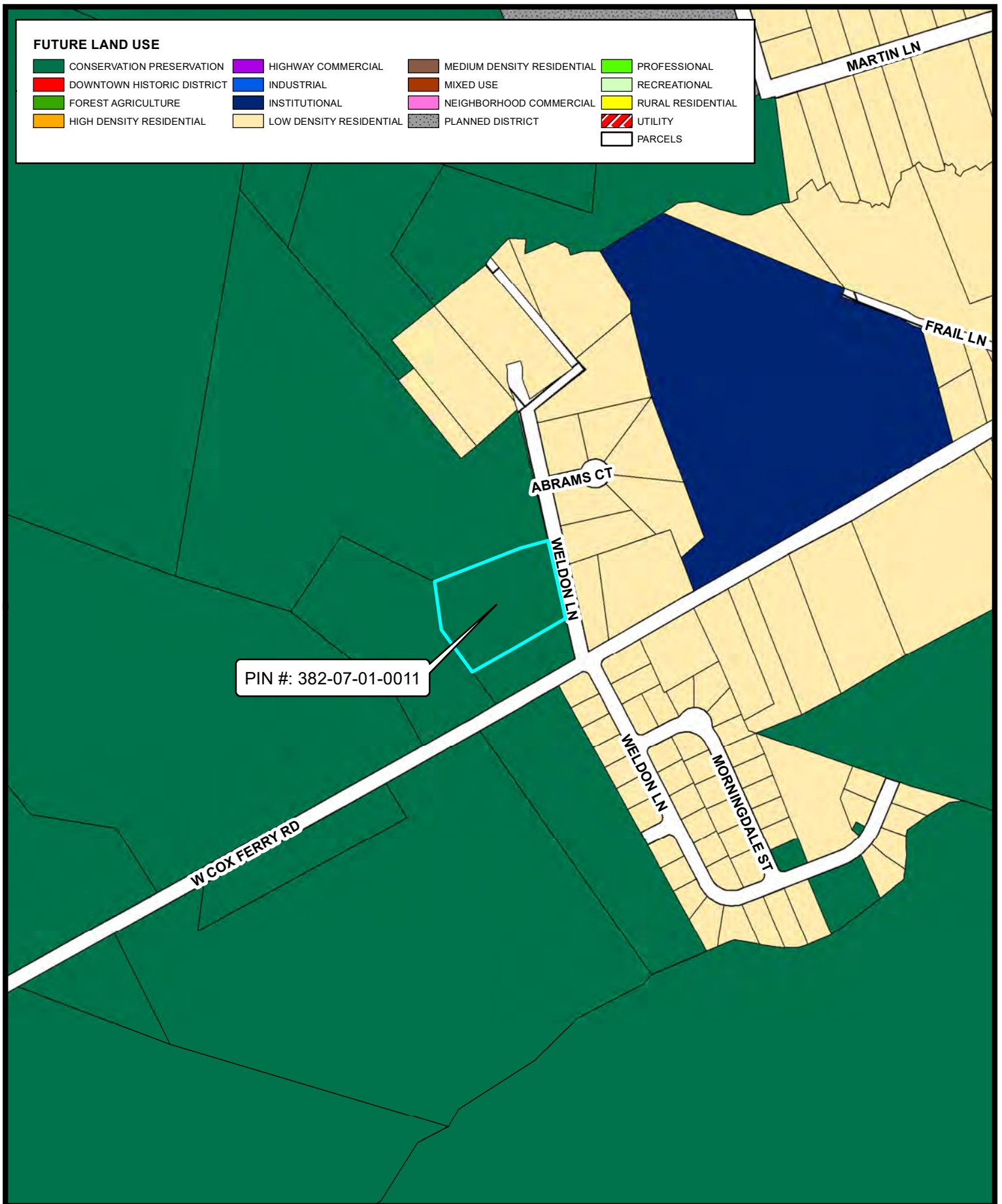
PIN #: 382-07-01-0011
966 WEST COX FERRY RD
(P25-0055)

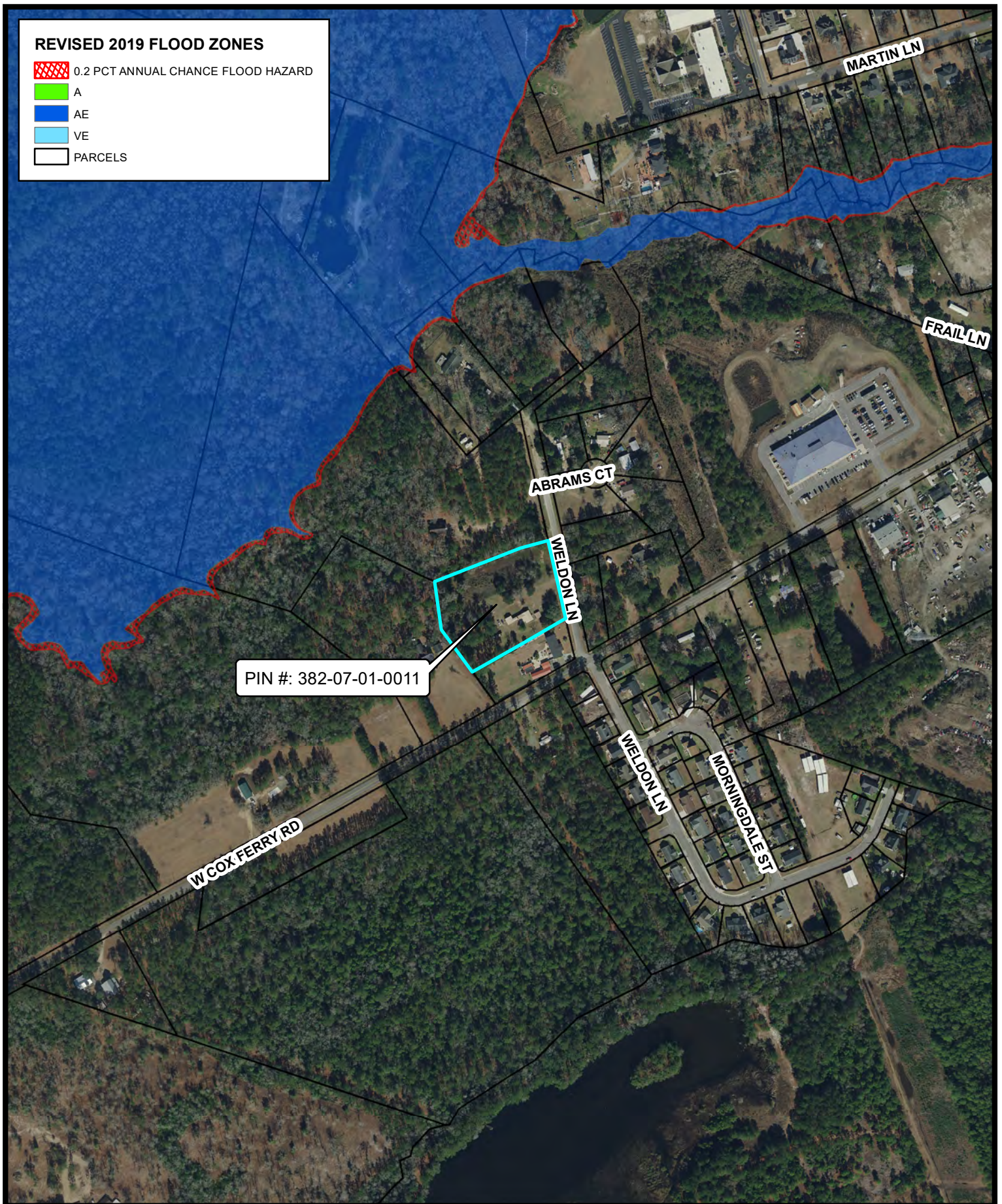




FUTURE LAND USE

 CONSERVATION PRESERVATION	 HIGHWAY COMMERCIAL	 MEDIUM DENSITY RESIDENTIAL	 PROFESSIONAL
 DOWNTOWN HISTORIC DISTRICT	 INDUSTRIAL	 MIXED USE	 RECREATIONAL
 FOREST AGRICULTURE	 INSTITUTIONAL	 NEIGHBORHOOD COMMERCIAL	 RURAL RESIDENTIAL
 HIGH DENSITY RESIDENTIAL	 LOW DENSITY RESIDENTIAL	 PLANNED DISTRICT	 UTILITY
			 PARCELS







STATE OF SOUTH CAROLINA)

)

RESTRICTIVE COVENANT

COUNTY OF HORRY)

KNOW ALL ME BY THESE PRESENTS, that, (I, we) Maxio Cox Properties, LLC
(Grantor) seek permission to connect to the Water and/or Sewer System of the City Of Conway.
The property/parcel is situated outside the corporate limits of the City Of Conway. The
property/parcel is identified in the records of the Assessor of Horry County as Parcel Identification
Number (PIN) 382-07-01-0011 and is physically located at
466 West Cox Ferry Road in Conway, South Carolina 29526
The above referenced property was conveyed by deed to the Grantor and recorded in the Office of
the Register of Mesne Conveyance for Horry County, South Carolina in Deed Book 4831 at
Page 810.

We understand and agree that as a condition of service and connection of the Water and/or
Sewer System to the above referenced property, we will petition, when requested by the City Of
Conway (by Group or Individual method) for annexation to the City Of Conway under Section 5-
3-150 of the Code of Laws for the State of South Carolina. We further understand that it may be
necessary to execute a petition for annexation on more than one occasion; however, the final
acceptance of the said petition rests upon an affirmation vote of a majority of the governing body
of the City of Conway.

It is understood and agreed upon that this covenant shall be legally binding upon
(myself/us) as the Grantor(s), and our heirs and successors. Any violation of, or refusal to sign,
said petition shall result in either legal recourse for nonperformance by the City, and/or termination
of water and/or sewer services provided to the premises.

It is further understood and agreeable that the City may inspect and approve the owner's
water and/or sewer system prior to connection to insure compliance with the City and State
regulations. An inspection fee, if applicable, may be imposed for such inspection in accordance
with the guidelines and policies set forth by the City of Conway.

All rights, powers, and privileges hereby granted to the City of Conway as grantee shall
convey to its heirs, successors and assigns, and shall be binding upon the heirs, successors,
administrators, executors and assigns of the Grantor. Grantor acknowledges that the conditions of
this agreement and this agreement itself is a restriction and covenant of the title of the above
reference property and binding upon the grantors, heirs, successors, and assigns. Furthermore, it is
mutually agreeable that upon any dividing, separation, or split of the above referenced property,
this agreement shall remain binding upon the successors and heirs of such division, and that this
covenant shall remain binding upon the successors and heirs of such division, and that this covenant
shall remain a restriction and covenant on the title of the parcel resultant of such division.

Deed BK: 4916 PG: 3174 Doctype: 082
03/04/2025 at 01:05:47 PM, 1 OF 2

Marion D. Foxworth III
HORRY COUNTY, SC REGISTRAR OF DEEDS



IN WITNESS THEREOF, the undersigned Grantor has hereto set his hand and Seal this

4 day of March, 2025

SIGNED, SEALED AND DELIVERED by:
Grantor in the presence of:

[Signature]
Witness

[Signature]
Grantor Name owner

[Signature]
Witness or Notary

STATE OF SOUTH CAROLINA)

)

PROBATE

COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness, and made oath that he/she saw the within named Grantor(s) sign, seal and as his/her act and deed, deliver the within written Agreement and Covenant; and that he/she with the other witness named above witnessed the execution thereof.

[Signature]

Witness

SWORN TO BEFORE ME THIS 4
DAY OF March, 2025

[Signature]

NOTARY PUBLIC FOR SOUTH CAROLINA (signature)

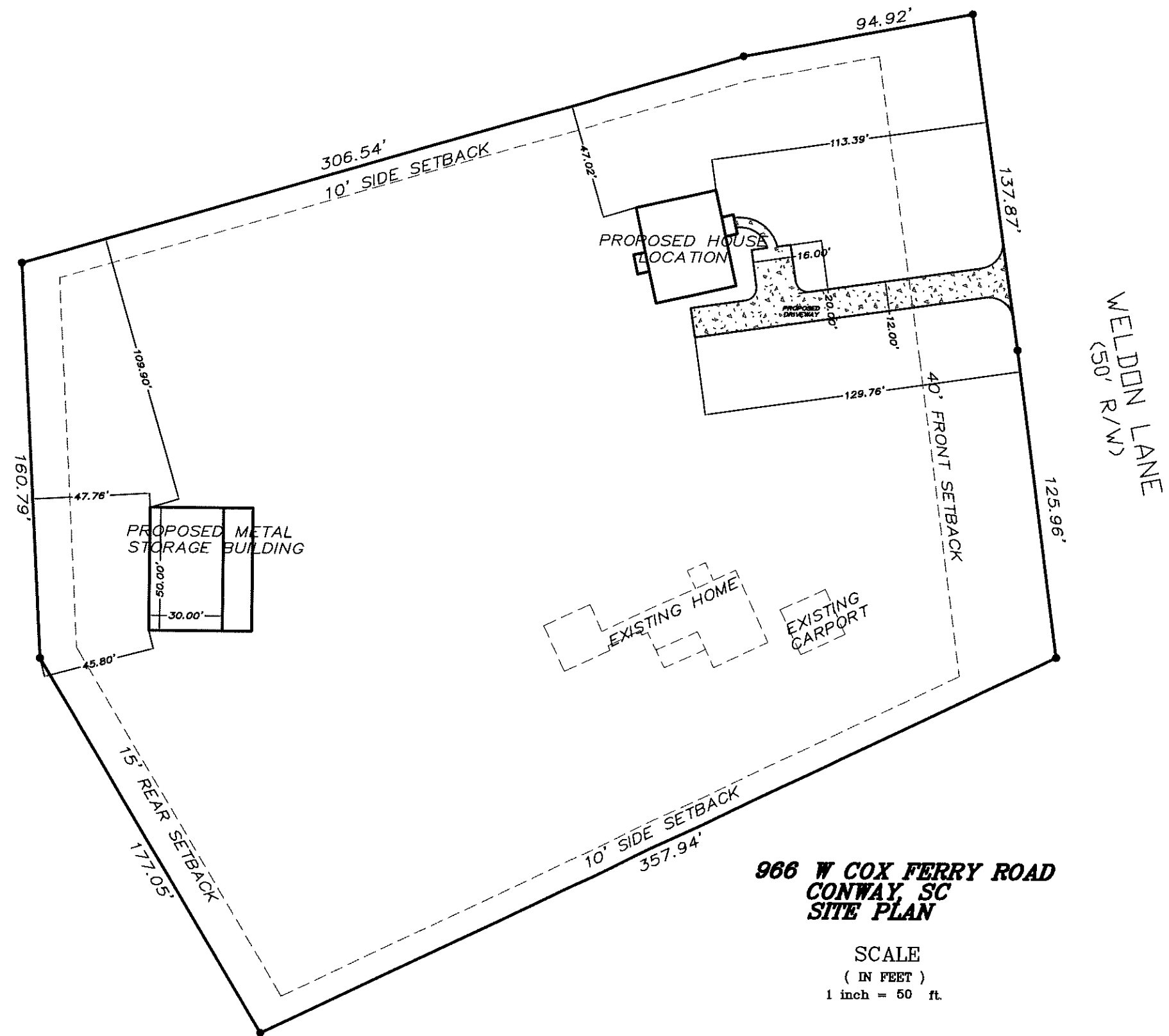
Cassidy R. Callaghan

NOTARY PUBLIC FOR SOUTH CAROLINA (printed)

My commission expires: 06/07/2034



Section 26-1-120 (E) (4): A witness is not a party to or a beneficiary of the transaction, signed the record as a subscribing witness.





PETITION FOR ANNEXATION

Staff Use Only

Received: _____
BS&A #: _____

Is there a structure on the lot: Yes Structure Type: Residence

Current Use: Residential

Are there any wetlands on the property?

CIRCLE: YES ☐ NO ☒

If yes, please include valid wetland delineation letter from army corps of engineers.

Is the property restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted or proposed use of the land?

CIRCLE: YES ☐ NO ☒

If yes, please explain and provide a copy of covenant and/or restriction.

Is the city a party to any deed restrictions or easements existing on the property?

CIRCLE: YES ☐ NO ☒

If yes, please describe.

Are there any building permits in progress or pending for this property?

CIRCLE: YES ☐ NO ☒

If yes, please provide permit number and jurisdiction.

FEES ARE DUE AT SUBMITTAL.

RI ZONING DISTRICT – NO FEE ALL OTHER ZONING DISTRICTS - \$ 250

PLEASE SUBMIT TO THE PLANNING & DEVELOPMENT DEPARTMENT

planning@cityofconway.com



Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning Department
196 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

www.cityofconway.com

Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: 966 West Cox Ferry Road Conway, SC FEE PAID () YES () NO

AREA OF SUBJECT PROPERTY (ACREAGE): 2.72 PIN: 382-07-01-0011

CURRENT ZONING CLASSIFICATION: Horry County CFA

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Conservation Preservation

REQUESTED ZONING CLASSIFICATION: R1

NAME OF PROPERTY OWNER(S):

Ramon Dominguez Yopez PHONE # 843-602-4931

PHONE # _____

MAILING ADDRESS OF PROPERTY OWNER(S):

1275 West Cox Ferry Road Conway, SC 29526

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

 3/4/2025
PROPERTY OWNER'S SIGNATURE(S) DATE

PROPERTY OWNER'S SIGNATURE(S) DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.

DATE: MARCH 17, 2025
ITEM: VI.A.

ISSUE:

Consideration of approval of name for new subdivision located on John Doctor Road and Hwy 905, proposed to be named “Clearbrook”. (PIN: 339-00-00-0013)

BACKGROUND:

The proposed master plan for this development is currently being reviewed by the Technical Review Committee. The proposed development will be developed as a conservation subdivision, consisting of 230 single-family homes on approx. 127+/- acres. The applicant, Thomas & Hutton Engineering, requests to name the proposed subdivision “*Kingston Preserve*” upon plan approval (PIN: 339-00-00-0013).

According to *Section 10.3.18* of the *City of Conway Unified Development Ordinance (UDO)*, “all subdivision names must be reviewed and adopted by Conway City Council.”

RECOMMENDATION:

Approve “*Clearbrook*” as the name of the proposed development upon plan approval, as requested by the applicant.

273 MAIN STREET, CONWAY, SOUTH CAROLINA 29524-1400, JOHN DOCTOR ROAD, CONWAY, SOUTH CAROLINA 29524-1400

SITE INFORMATION TABLE

PARCEL:	
PARCEL PIN:	339-00-00-0013
OWNER:	BURROUGHS & CHAPIN COMPANY INC
DEVELOPER:	TBD
UPLAND AREA:	± 114.2 AC
WETLAND AREA:	± 13.2 AC
TOTAL AREA:	± 127.4 AC
NET BUILDABLE ACREAGE:	± 91.4 AC
114.2 UPLAND AC X 0.80 (TO ACCOUNT FOR 20% INFRASTRUCTURE) = 91.4 AC	
ZONING:	
CURRENT:	CFA, SF-40, SF-20 (HORRY COUNTY)
PROPOSED:	R, CONSERVATION SUBDIVISION (CITY OF CONWAY)
DEVELOPMENT STANDARDS (R):	
ALLOWABLE USES:	SINGLE-FAMILY DETACHED
MINIMUM LOT AREA:	10,000 SF
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
SETBACKS:	
FRONT:	25 FEET
SIDE:	10 FEET
REAR:	25 FEET
CORNER:	25 FEET
MAX BUILDING HEIGHT:	40 FEET
ALLOWABLE DENSITY:	1.7 DU/AC
NOTE: ALLOWABLE DENSITY IS CALCULATED AS NET BUILDABLE ACREAGE DIVIDED BY LOT SIZE	
DEVELOPMENT STANDARDS (CONSERVATION SUBDIVISION):	
ALLOWABLE USES:	SINGLE-FAMILY DETACHED SINGLE-FAMILY ATTACHED (TOWNHOMES)
MINIMUM LOT AREA:	6,000 SF
MINIMUM LOT WIDTH:	60 FEET
MINIMUM LOT DEPTH:	100 FEET
SETBACKS:	
FRONT:	20 FEET
SIDE:	10 FEET
REAR:	15 FEET
CORNER:	20 FEET
TRACT BOUNDARY:	75 FEET
MAX BUILDING HEIGHT:	40 FEET
ALLOWABLE DENSITY:	3.3 DU/AC
NOTE: ALLOWABLE DENSITY SHALL NOT EXCEED 1.6 TIMES THE ALLOWABLE DENSITY OF THE UNDERLYING ZONING.	
NET BUILDABLE OPEN SPACE:	± 27.4 AC
91.4 NET BUILDABLE ACREAGE * 0.30 (30% OPEN SPACE REQUIRED) = ± 27.4 AC	
DEVELOPMENT INCENTIVES:	
ADDITIONAL OPEN SPACE:	± 16.3 AC
43.7 AC TOTAL PROVIDED UPLAND OPEN SPACE - 27.4 AC REQUIRED BUILDABLE OPEN SPACE	
ALLOWABLE EXTRA UNITS:	16 DU
1 DU PER 1 ACRE OF ADDITIONAL OPEN SPACE	
FEMA:	
ZONE:	ZONE X
FIRM MAP:	45051C0532K (EFFECTIVE 12/16/2021)
UTILITIES:	
WATER:	CITY OF CONWAY
SEWER:	CITY OF CONWAY

DEVELOPMENT SUMMARY:

PROPOSED UNITS		230 SINGLE FAMILY HOMES
GROSS DENSITY:		1.8 DU/AC
NET DENSITY:		2.5 DU/AC
PASSIVE OPEN SPACE:		± 41.9 AC
ACTIVE OPEN SPACE:		± 1.8 AC
TOTAL OPEN SPACE:		± 43.7 AC
WETLAND BUFFERS:		± 18.4 AC
PHASE 1 BREAKDOWN:		
LOTS:	63	
TOTAL AREA:	± 44.0 AC	
WETLAND BUFFERS:	± 6.0 AC	
UPLAND AREA:	± 38.0 AC	
NET BUILDABLE AREA:	± 30.4 AC	
NOTE: 38.0 UPLAND X 0.8 (TO ACCOUNT FOR 20% INFRASTRUCTURE)		
PASSIVE OPEN SPACE:	± 15.7 AC	
ACTIVE OPEN SPACE:	± 1.6 AC	
TOTAL OPEN SPACE:	± 17.3 AC	
OPEN SPACE TO BUILDABLE AREA:	57%	
PHASE 2 BREAKDOWN:		
LOTS:	66	
TOTAL AREA:	± 32.3 AC	
WETLAND BUFFERS:	± 5.0 AC	
UPLAND AREA:	± 27.4 AC	
NET BUILDABLE AREA:	± 21.9 AC	
NOTE: 27.4 UPLAND X 0.8 (TO ACCOUNT FOR 20% INFRASTRUCTURE)		
PASSIVE OPEN SPACE:	± 9.4 AC	
ACTIVE OPEN SPACE:	± 0.2 AC	
TOTAL OPEN SPACE:	± 9.6 AC	
OPEN SPACE TO BUILDABLE AREA:	44%	

PHASE 3 BREAKDOWN:

LOTS:	48
TOTAL AREA:	± 30.1 AC
WETLAND BUFFERS:	± 4.5 AC
UPLAND AREA:	± 25.6 AC
NET BUILDABLE AREA:	± 20.5 AC
NOTE: 27.4 UPLAND X 0.8 (TO ACCOUNT FOR 20% INFRASTRUCTURE)	
PASSIVE OPEN SPACE:	± 11.2 AC
ACTIVE OPEN SPACE:	± 0.0 AC
TOTAL OPEN SPACE:	± 11.2 AC
OPEN SPACE TO BUILDABLE AREA:	55%
PHASE 4 BREAKDOWN:	
LOTS:	53
TOTAL AREA:	± 21.0 AC
WETLAND BUFFERS:	± 2.9 AC
UPLAND AREA:	± 18.1 AC
NET BUILDABLE AREA:	± 14.5 AC
NOTE: 27.4 UPLAND X 0.8 (TO ACCOUNT FOR 20% INFRASTRUCTURE)	
PASSIVE OPEN SPACE:	± 5.6 AC
ACTIVE OPEN SPACE:	± 0.0 AC
TOTAL OPEN SPACE:	± 5.6 AC
OPEN SPACE TO BUILDABLE AREA:	39%

- LEGEND
- PRIMARY CONSERVATION AREAS (18.4 AC)
 - SECONDARY CONSERVATION AREAS (41.9 AC)
 - OPEN SPACE (1.8 AC)
 - PONDS (9.2 AC)
 - * - LOTS NOT ABUTTING CONSERVATION AREAS (43)
(NOTE: 230 X 0.25 = 57 ALLOWABLE)
 - 186 LOTS (81%) ABUT CONSERVATION AREAS



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

611 Burroughs & Chapin Blvd. • Suite 202
Myrtle Beach, SC 29577 • 843.839.3545
www.thomasandhutton.com

CONCEPT PLAN

JOHN DOCTOR ROAD TRACT

PROJECT LOCATION:
HORRY COUNTY, SOUTH CAROLINA

CLIENT/OWNER:
LENNAR CAROLINAS, LLC
1359 21st AVENUE NORTH
SUITE 105
MYRTLE BEACH, SOUTH CAROLINA 29577
(843) 839-3822

DATUM: HORIZ.: NAD 83 (2011) VERT.: NAVD 88

JOB NO: 31654.0000
DATE: 02/03/2025
DRAWN: NTP
DESIGNED: NTP
REVIEWED: WAW
APPROVED: NTP
SCALE: 1" = 200'

MP

ISSUE:

Consideration of applications for the Redevelopment of Existing Vacant Commercial Buildings 25,000 Sq. Ft. or Greater Incentive Program for RP Coastal Centre LLC, Located at 1610 Church Street and 1612 Church St. (PIN 338-11-04-0029, 338-10-02-0013, -0015, and -0016).

BACKGROUND:

RP Coastal Centre (Sam Berry, applicant) has applied for the *Redevelopment of an Existing Vacant Commercial Building 25,000 Sq. Ft. or Greater Incentive Program* for proposed improvements at the current Belk parcel, former K-Mart parcel, former Winn-Dixie parcel, and former Goody's parcel located within the Coastal Center on Church St.

The request today is to receive City Council approval to include the properties in the incentive program as eligible properties.

This incentive applies to any person, firm or corporation establishing or expanding a commercial business within an existing vacant commercial building that is 25,000 Sq. Ft. or greater in size that has been vacant for a period of at least 6 months. All eligibility is subject to review and approval by City Council.

The applicant is asking for approval for the following reimbursements.

- Building Permit Fees
- ½ of water and sewer capital recovery fees
- Business License Fees for 5 Years
- Hospitality Fess for 5 Years
- Property Taxes for 10 Years

RECOMMENDATION:

Staff recommends approval of RP Coastal Centre LLC application to be qualified as an eligible property for the Redevelopment of Existing Vacant Commercial Buildings 25,000 Sq. Ft. or Greater Incentive Program.

Incentive Application



PHYSICAL ADDRESS OF PROPERTY: 1610 CHURCH STREET PIN #: 33811040029 (BELL PARCEL)

WAS BUILDING VACANT BEFORE OCCUPANCY: YES () NO () IF YES, HOW LONG? *PARTIALLY VACANT*

NAME OF PROPERTY OWNER(S) IF DIFFERENT FROM APPLICANT: BP Coastal Centre

MAILING ADDRESS OF PROPERTY OWNER(S) IF DIFFERENT FROM APPLICANT:

IS THIS A NEW BUSINESS: YES (✓) NO () IF NO, LIST PREVIOUS LOCATION: _____

BUILDING SQ. FT: 76,586.18 TYPE OF BUSINESS: _____ BUSINESS NAME: _____

BOUTIQUE HOTEL: YES () NO (✓) NUMBER OF PROPOSED UNITS: _____ NAME OF HOTEL: _____

APPLICANT NAME (PRINT): SAM BERRY, BP COASTAL CENTRE, LLC PHONE #: 423-802-5358

APPLICANT EMAIL ADDRESS: SBERRY@PINE PARTNERS.NET

MAILING ADDRESS OF APPLICANT: 832 GEORGIA AVE. STE. 300 CHATTANOOGA, TN 37402

Please select all Incentives you wish to apply for at the above referenced property:

- ☐ Article E- Preservation Tax Incentive (separate application required)
- ☐ Article F- Cinemas, Bowling Centers and Other Family Entertainment Facilities
- ☒ Article G- Redevelopment of Existing Vacant Commercial Buildings 25,000 sqft or greater
- ☐ Article H- Occupancy in Existing Vacant Buildings Located in the Central Business District
- ☐ Article I- Redevelopment Enhancement Incentive
- ☐ Article J- Hotel/Short-Term Rental Incentive
- ☐ Article K-Industrial Incentive

Applicant requests approval of the following offered Incentives:

- ☒ Building Permit Fees
- ☒ 15-Day Plan Review (Not included with Article G)-KO
- ☒ Business License Fees: 2 years (); 5 Years (✓)
- ☒ Capital Recovery Fees (Water and/or Sewer): 1/2 of W&S (✓); 100% of W&S ()
- ☒ Hospitality Fees: 5 Years (✓); 7 Years ()
- ☒ Property Taxes: 2 years (); 5 Years (); 10 Years (✓)
- ☐ Reduction in Landscape requirements

*Reimbursements are Incentive specific please be sure you meet all requirements prior to application submittal.

I hereby certify that all information provided herein is correct, accurate, and complete to the best of my knowledge.

APPLICANT'S SIGNATURE

DATE

FOR OFFICE USE ONLY

PZE# (S): P25-0056 Date Received: 3-5-25 Planning Concierge: _____

Planning & Development Director: _____ Building Official: _____

Finance Director: _____ City Administrator: _____

City Council Approval Date: _____ Reimbursement Approvals:

Expedited Review: Yes () No (✓)

Hospitality Fees, # of Years: _____

Property Taxes, # of Years: _____

BL Fees, # of years: _____

Incentive Application



PHYSICAL ADDRESS OF PROPERTY: 1610 CHURCH STREET PIN #: 33810020016 (OLD KMART)

WAS BUILDING VACANT BEFORE OCCUPANCY: YES (☒) NO () IF YES, HOW LONG? MORE THAN 5 YRS.

NAME OF PROPERTY OWNER(S) IF DIFFERENT FROM APPLICANT: RP Coastal Centre

MAILING ADDRESS OF PROPERTY OWNER(S) IF DIFFERENT FROM APPLICANT:

IS THIS A NEW BUSINESS: YES (☒) NO () IF NO, LIST PREVIOUS LOCATION:

BUILDING SQ. FT: 99,436 (total) TYPE OF BUSINESS: BUSINESS NAME:

BOUTIQUE HOTEL: YES () NO (☒) NUMBER OF PROPOSED UNITS: NAME OF HOTEL:

APPLICANT NAME (PRINT): SAM BERRY, RP COASTAL CENTRE, LLC PHONE #: 423-802-5358

APPLICANT EMAIL ADDRESS: SBERRY@RSEPARTNERS.NET

MAILING ADDRESS OF APPLICANT: 632 GEORGIA AVE. STE. 300 CHATTANOOGA, TN 37402

Please select all Incentives you wish to apply for at the above referenced property:

- ☐ Article E- Preservation Tax Incentive (separate application required)
- ☐ Article F- Cinemas, Bowling Centers and Other Family Entertainment Facilities
- ☒ Article G- Redevelopment of Existing Vacant Commercial Buildings 25,000 sqft or greater
- ☐ Article H- Occupancy in Existing Vacant Buildings Located in the Central Business District
- ☐ Article I- Redevelopment Enhancement Incentive
- ☐ Article J- Hotel/Short-Term Rental Incentive
- ☐ Article K-Industrial Incentive

Applicant requests approval of the following offered Incentives:

- ☒ Building Permit Fees
- ☒ 15-Day Plan Review (Not included with Article G)-KD
- ☒ Business License Fees: 2 years (); 5 Years (☒)
- ☒ Capital Recovery Fees (Water and/or Sewer): 1/2 of W&S (☒); 100% of W&S ()
- ☒ Hospitality Fees: 5 Years (☒); 7 Years ()
- ☒ Property Taxes: 2 years (); 5 Years (); 10 Years (☒)
- ☐ Reduction in Landscape requirements

*Reimbursements are Incentive specific please be sure you meet all requirements prior to application submittal.

I hereby certify that all information provided herein is correct, accurate, and complete to the best of my knowledge.

APPLICANT'S SIGNATURE

DATE

FOR OFFICE USE ONLY

PZE# (S): P25-0057

Date Received: 3-5-25 Planning Concierge

Planning & Development Director

Building Official:

Finance Director:

City Administrator:

City Council Approval Date:

Reimbursement Approvals:

Expedited Review: Yes () No (☒)

Hospitality Fees, # of Years:

Property Taxes, # of Years:

BL Fees, # of Years:

Incentive Application



PHYSICAL ADDRESS OF PROPERTY: 1612 CHURCH STREET PIN #: 33810020013 (OLD WINN-DIXIE)

WAS BUILDING VACANT BEFORE OCCUPANCY: YES (☒) NO () IF YES, HOW LONG? Partially Vacant

NAME OF PROPERTY OWNER(S) IF DIFFERENT FROM APPLICANT: BP Coastal Centre

MAILING ADDRESS OF PROPERTY OWNER(S) IF DIFFERENT FROM APPLICANT:

IS THIS A NEW BUSINESS: YES (☒) NO () IF NO, LIST PREVIOUS LOCATION:

BUILDING SQ. FT: 40,633 (total) TYPE OF BUSINESS: BUSINESS NAME:

BOUTIQUE HOTEL: YES () NO (☒) NUMBER OF PROPOSED UNITS: NAME OF HOTEL:

APPLICANT NAME (PRINT): SAM ZEPHY, BP COASTAL CENTRE, LLC PHONE #: 423-802-5358

APPLICANT EMAIL ADDRESS: SZEPHY@BPCEPARTNERS.NET

MAILING ADDRESS OF APPLICANT: 832 GEORGIA AVE. STE. 300 CHATTANOOGA, TN 37402

Please select all incentives you wish to apply for at the above referenced property:

- ☐ Article E- Preservation Tax Incentive (separate application required)
- ☐ Article F- Cinemas, Bowling Centers and Other Family Entertainment Facilities
- ☒ Article G- Redevelopment of Existing Vacant Commercial Buildings 25,000 sqft or greater
- ☐ Article H- Occupancy in Existing Vacant Buildings Located in the Central Business District
- ☐ Article I- Redevelopment Enhancement Incentive
- ☐ Article J- Hotel/Short-Term Rental Incentive
- ☐ Article K-Industrial Incentive

Applicant requests approval of the following offered incentives:

- ☒ Building Permit Fees
- ☒ 15-Day Plan Review (Not included with Article G) - NO
- ☒ Business License Fees: 2 years (); 5 Years (☒)
- ☒ Capital Recovery Fees (Water and/or Sewer): 1/2 of W&S (☒) 100% of W&S ()
- ☒ Hospitality Fees: 5 Years (☒) 7 Years ()
- ☒ Property Taxes: 2 years (); 5 Years (); 10 Years (☒)
- ☐ Reduction in Landscape requirements

*Reimbursements are incentive specific please be sure you meet all requirements prior to application submittal.

I hereby certify that all information provided herein is correct, accurate, and complete to the best of my knowledge.

APPLICANT'S SIGNATURE

DATE

3/5/2025

FOR OFFICE USE ONLY

PZE# (S): P25-0059

Date Received: 3-5-25 Planning Concierge:

Planning & Development Director:

Building Official:

Finance Director:

City Administrator:

City Council Approval Date:

Reimbursement Approvals:

Expedited Review: Yes () No (☒)

Hospitality Fees, # of Years:

Property Taxes, # of Years:

BL Fees, # of years:

Incentive Application



PHYSICAL ADDRESS OF PROPERTY: 1610 CHURCH STREET PIN #: 33810070015 (OLD GOODY'S)

WAS BUILDING VACANT BEFORE OCCUPANCY: YES (☒) NO () IF YES, HOW LONG? More than 5 yrs.

NAME OF PROPERTY OWNER(S) IF DIFFERENT FROM APPLICANT: RP Coastal Centre BL 4-21

MAILING ADDRESS OF PROPERTY OWNER(S) IF DIFFERENT FROM APPLICANT:

IS THIS A NEW BUSINESS: YES (☒) NO () IF NO, LIST PREVIOUS LOCATION:

BUILDING SQ. FT.: 56,534 TYPE OF BUSINESS: (total) BUSINESS NAME:

BOUTIQUE HOTEL: YES () NO (☒) NUMBER OF PROPOSED UNITS: NAME OF HOTEL:

APPLICANT NAME (PRINT): SAM BERRY, RP COASTAL CENTRE, LLC PHONE #: 423-802-5358

APPLICANT EMAIL ADDRESS: SBERRY@RPEPARTNERS.NET

MAILING ADDRESS OF APPLICANT: 832 GEORGIA AVE. STE. 300 CHATTANOOGA, TN 37402

Please select all Incentives you wish to apply for at the above referenced property:

- ☐ Article E- Preservation Tax Incentive (separate application required)
- ☐ Article F- Cinemas, Bowling Centers and Other Family Entertainment Facilities
- ☒ Article G- Redevelopment of Existing Vacant Commercial Buildings 25,000 sqft or greater
- ☐ Article H- Occupancy in Existing Vacant Buildings Located in the Central Business District
- ☐ Article I- Redevelopment Enhancement Incentive
- ☐ Article J- Hotel/Short-Term Rental Incentive
- ☐ Article K-Industrial Incentive

Applicant requests approval of the following offered Incentives:

- ☒ Building Permit Fees
- ☒ 15-Day Plan Review (Not included with Article G) - KD
- ☒ Business License Fees: 2 years (); 5 Years (☒)
- ☒ Capital Recovery Fees (Water and/or Sewer): 1/2 of W&S (☒); 100% of W&S ()
- ☒ Hospitality Fees: 5 Years (☒); 7 Years ()
- ☒ Property Taxes: 2 years (); 5 Years (); 10 Years (☒)
- ☐ Reduction in Landscape requirements

*Reimbursements are Incentive specific please be sure you meet all requirements prior to application submittal.

I hereby certify that all information provided herein is correct, accurate, and complete to the best of my knowledge.

APPLICANT'S SIGNATURE

DATE

3/5/2015

FOR OFFICE USE ONLY

PZE# (S): 325-1058 Date Received: 3-5-25 Planning Concierge: Ka D

Planning & Development Director: Jessie Building Official: Bob

Finance Director: Ellen City Administrator: Wanda

City Council Approval Date: Reimbursement Approvals:

Expedited Review: Yes () No (☒)

Hospitality Fees, # of Years: _____

Property Taxes, # of Years: _____

BL Fees, # of years: _____