



CITY COUNCIL MEETING  
BUILDING & PLANNING DEPARTMENT  
196 LAUREL STREET, CONWAY, SC 29526  
MONDAY, APRIL 17, 2023 - 4:00 PM

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*PLEASE SILENCE ALL ELECTRONIC DEVICES*

I. CALL TO ORDER

II. INVOCATION/PLEDGE OF ALLEGIANCE – Kyle Randle, First United Methodist Church

III. APPROVAL OF AGENDA

IV. CONSENT AGENDA

- A. Final Reading of Ordinance #ZA2023-04-03 (A) amending the City of Conway 2035 Comprehensive Plan, to include the addition of a Resiliency Element.
- B. Final Reading of Ordinance #ZA2023-04-03 (B) amending the City of Conway 2035 Comprehensive Plan, to include updates to the Population and Housing Elements.
- C. Final Reading of Ordinance #ZA2023-04-03 (C) amending the City of Conway 2035 Comprehensive Plan, to amend the Future Land Use Map, for property located at 1931 Fulmer Street (PIN 338-06-02-0042).
- D. Final Reading of Ordinance #2023-04-03 (D) for approval of an Agreement to Lease City-Owned Property located at 147 Sherwood Drive.
- E. Final Reading of Ordinance #2023-04-03 (E) amending the City Code of Ordinances, Section 1-6-1, Personnel Policies, updating the Personnel Policy Manual.
- F. Final Reading of Ordinance #ZA2023-04-03 (F) to annex approximately 19.7 acres of property located at 2875 E. Hwy 501 (PIN 400-00-00-0011), and rezone from Horry County Highway Commercial (HC) district to City of Conway Highway Commercial (HC) district.
- G. Final reading of Ordinance #ZA2023-04-03 (G) to annex approximately 6.39 acres of property located on El Bethel Road (PIN 337-07-02-0002), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Institutional (IN).

- H. Final reading of Ordinance #ZA2023-04-03 (H) to annex approximately 9.04 acres of property located on El Bethel Road (PIN 337-06-01-0006), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Institutional (IN).
- I. Final reading of Ordinance #ZA2023-04-03 (I) to rezone approximately 7.64 acres of property located on El Bethel Road (PIN 337-06-01-0003) from City of Conway High Density Residential (R-3) to City of Conway Institutional (IN).
- J. Final reading of Ordinance #ZA2023-04-03 (J) to rezone approximately 2.35 acres of property located on El Bethel Road (PIN 337-06-01-0004) from City of Conway Highway Commercial (HC) to City of Conway Institutional (IN).
- K. Final Reading of Ordinance #ZA2023-04-03 (K) to rezone approximately 1.39 acres of property located at 1931 Fulmer Street (PIN 338-06-02-0042), from City of Conway Low/Medium-Density Residential (R-1) district to City of Conway Professional (P) district.
- L. Final Reading of Ordinance #ZA2023-04-03 (L) to annex approximately 17.2 acres of property located at 403 and 411 Liz Lane (PINS 369-00-00-0027 and 368-00-00-0005), and rezone from Horry County Commercial Forest Agriculture (CFA) / Residential, no mobile home allowed (SF20) to City of Conway Low Density Residential (R).
- M. Final Reading of Ordinance #ZA2023-04-03 (M) to annex approximately 2.03 acres of property located at 491 W. Cox Ferry Road (PIN 382-04-04-0006), and rezone from Horry County Residential, no mobile homes allowed (SF20) district to City of Conway Residential (R) district.
- N. Approval of Adoption of Annual Resolution Recognizing April as National Fair Housing Month
- O. Approval of a Resolution Endorsing the 2023 Horry County Solid Waste Management Plan
- P. Approval of March 13, 2023 Special Meeting Minutes
- Q. Approval of March 20, 2023 Council Meeting Minutes

## V. PUBLIC INPUT

## VI. SPECIAL PRESENTATIONS

- A. Presentation of Longevity Awards – March 2023 – 15 Years: John Rabon, Solid Waste
- B. Employee of the Month for April 2023 – Public Service
- C. Presentation from Smith-Jones Recreation Center, Inc.

- D. Discussion of an Amendment to Article 6 – Design Standards, of the City of Conway Unified Development Ordinance (UDO), regarding revisions to development and design standards. (Hucks)
- E. Discussion of an Amendment to Article 2 – Definitions, Article 4 – Use Tables, and Article 5 – Specific Use Regulations, of the City of Conway Unified Development Ordinance (UDO), regarding Indoor Shooting Ranges and Armories. (Hucks)
- F. Discussion of a proposal to annex nine (9) parcels, consisting of approximately 1,691 acres, located on or near the corner of the intersection of Highway 701 S. and Pitch Landing Road (PIN numbers: 380-00-00-0038, 403-00-00-0001, 403-00-00-0002, 381-00-00-0003, 381-08-01-0006, 381-08-04-0013, 381-08-04-0014, 381-08-04-0009, and 381-08-04-0010), and rezone from the Horry County Commercial Forest Agriculture (CFA), Community Retail Services (RE2), and Highway Commercial (HC) districts to the City of Conway Planned Development (PD) and Highway Commercial (HC) districts. (Hucks)

## VII. FIRST READING

- A. First reading of Ordinance #2023-05-01 (A) to approve a quit claim transfer of City-owned property to Conway Freewill Baptist Church for the purpose of refining property lines and improving usage and ownership of City property abutting the church, specifically on the parcel identified as PIN #368-06-02-0007. (Emrick)
- B. First Reading of Ordinance #ZA2023-05-01 (B) to annex approximately 1.01 acres of property located near the intersection of Highway 501 and Four Mile Road (PIN 326-09-03-0002), and rezone from Horry County Commercial Forest Agriculture (CFA) district to City of Conway Highway Commercial (HC) district. (Hucks)
- C. First Reading of Ordinance #ZA2023-05-01 (C) to annex approximately 2.45 acres of property located at 3594 Highway 701 S (PIN 381-01-04-0022), and rezone from Horry County Indoor Amusement Commercial (AM1) district to City of Conway Highway Commercial (HC) district. (Hucks)
- D. First Reading of Ordinance #ZA2023-05-01 (D) to rezone approximately 1.8 acres of property located at the corner of Hwy 378 and Grainger Rd (PIN's 338-16-03-0004 and -0006), from City of Conway Medium-Density Residential (R-2) district to City of Conway Highway Commercial (HC) district. (Hucks)
- E. First Reading of Ordinance #ZA2023-05-01 (E) to rezone approximately 1.23 acres of property located at the corner of Hwy 378 and Green Pond Circle (PIN 337-15-01-0003), from City of Conway Low/Medium-Density Residential (R-1) to City of Conway Highway Commercial (HC) district. (Hucks)
- F. First Reading of Ordinance #ZA2023-05-01 (F) to annex approximately 0.88 acres of property located at 380 Four Mile Road (PIN 326-10-02-0004), and rezone from the

Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Low/Medium-Density Residential (R-1) district. (Hucks)

- G. First Reading of Ordinance #ZA2023-05-01 (G) to annex approximately 0.83 acres of property located at 578 Four Mile Road (PIN 326-06-03-0003), and rezone from the Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Low/Medium-Density Residential (R-1) district. (Hucks)
- H. First Reading of Ordinance #ZA2023-05-01 (H) to annex approximately 0.4 acres of property located at 287 Wedding Lane (PIN 367-13-01-0024), and rezone from the Horry County Residential, including mobile homes (MSF10) to the City of Conway Low/Medium-Density Residential (R-1) district. (Hucks)
- I. First Reading of Ordinance #ZA2023-05-01 (I) to annex approximately 0.31 acres of property located at 109 Clemson Road (PIN 383-10-04-0009), 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. (Hucks)
- J. First Reading of Ordinance #ZA2023-05-01 (J) to approximately 0.23 acres of property located at 370 Claridy Road (PIN 367-13-01-0015), and rezone from the Horry County Residential, including mobile homes (MSF10) district to the City of Conway Low/Medium-Density Residential (R-1) district. (Hucks)

## VIII. CITY ADMINISTRATOR'S REPORT

### IX. COUNCIL INPUT

### X. BREAK

### XI. WORKSHOP

### XII. ADJOURNMENT

Any citizen of the municipality 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 prior to the beginning of the meeting. However, if you are speaking regarding a public hearing item, then you would do so during that time on the agenda. Please 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 [www.cityofconway.com](http://www.cityofconway.com) under the "Latest Events" tab on the home page. If you are unable to attend and would like to voice your concerns or comments regarding a request, please call the City Hall at 843- 248-1760 or email [ashelley@cityofconway.com](mailto:ashelley@cityofconway.com), to be received prior to 12:00 noon on April 17, 2023. To assure proper recording of public comments left on the City's voicemail, callers are urged to clearly pronounce their names and addresses, preferably providing spelling for both.

**DATE: APRIL 17, 2023**

**ITEM: IV.A**

**ISSUE:**

**Final Reading of Ordinance #ZA2023-04-03 (A)**, amending *the City of Conway Comprehensive Plan (2035)*, to include the addition of a *Resiliency Element*.

**BACKGROUND:**

Governor McMaster signed the *S.C. Resilience Revolving Fund Act* into law in September 2020, requiring local governments to add a resiliency element to their comprehensive plans. The resiliency element considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety, and welfare. The resiliency element will promote resilient planning, design and development and should include an inventory of existing resiliency conditions.

For purposes of this element, the inventory of existing resiliency conditions will be an itemization of policies, programs, and projects – now present or under construction – that affect the ability of the community to resist, absorb, accommodate to, and recover from the effects of a hazard in a timely and holistic manner, which includes the preservation and restoration of the community’s essential basic structure and functions.

In addition to several City departments, staff also made a draft available to the public and sent to some outside organizations for their input. Staff considered all input that was received and incorporated some of the comments into the element.

**PLANNING COMMISSION:**

Planning Commission (PC) held the required public hearing on the adoption of a Resiliency Element. There was no public input. PC recommended adoption of the Resiliency Element at their February 2, 2023 meeting.

**CITY COUNCIL:**

Staff gave a brief presentation of the Resiliency Element at the February 20, 2023 Council meeting.

City Council held a public hearing on the adoption of the Resiliency Element at their March 20, 2023 meeting. There was no public input. Council approved first reading of the adoption of the Resiliency Element on March 20, 2023.

**STAFF RECOMMENDATION:**

Approve **Final Reading of Ordinance #ZA2023-04-03 (A)** to adopt the Resiliency Element of the Comprehensive Plan.

**ORDINANCE #ZA2023-04-03 (A)**

**AMENDING THE CITY OF CONWAY COMPREHENSIVE PLAN (2035), TO INCLUDE  
THE ADDITION OF A RESILIENCY ELEMENT**

- WHEREAS**, Pursuant to *Title 6, Chapter 29* of the Code of Laws of South Carolina 1976, as Amended known as the “South Carolina Local Government Comprehensive Planning Enabling Act of 1994” sets forth requirements of local governments with Zoning Ordinances; and
- WHEREAS**, South Carolina Code § 6-29-520 establishes the requirements to create, amend and recommend Comprehensive Planning elements, which requires the City of Conway Planning Commission is to review and make a recommendation to City Council; and
- WHEREAS**, South Carolina Code § 6-29-530 allows the local governing authority to adopt elements of the Comprehensive Plan by successive ordinances; and
- WHEREAS**, the Governor signed the *S.C. Resilience Revolving Fund Act* into law in September 2020, requiring local governments to add a Resiliency Element to their comprehensive plans, amending SC Code § 6-29-510(D), relating to Comprehensive Plans of Local Planning Commissions, so as to require Local Comprehensive Plans to include a Resilience Element; and
- WHEREAS**, prior to adoption of an element of the Comprehensive Plan, a public hearing shall be held after no less than 30 days public notice has been placed in a newspaper of general circulation; and
- WHEREAS**, notice of consideration of the Resiliency Element for Public Hearing was placed in the Horry Independent Newspaper on November 10, 2022 and December 15, 2022 for consideration at the December 8, 2022 and January 5, 2023 meeting of Planning Commission; and
- WHEREAS**, The City of Conway Planning Commission reviewed the Resiliency Element at its January 5, 2023 and February 2, 2023 meetings and unanimously recommended approval to City Council; and
- WHEREAS**, notice of consideration of the Resiliency Element for Public Hearing was placed in the Horry Independent Newspaper on February 16, 2023 for consideration at the March 20, 2023 meeting of City Council; and
- WHEREAS**, South Carolina Code of Laws, *Chapter 62, Title 48 (Section 48-62-10)*, SC House Bill S0259, Act No. 163, was amended in 2020, establishing the need for a Resilience

Element of the Comprehensive Plan, which considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety, and welfare. The resiliency element will promote resilient planning, design and development and should include an inventory of existing resiliency; and

**WHEREAS,** following the public hearing, the City Council of the City of Conway has determined the *Comprehensive Plan of the City of Conway* should be amended: Therefore, be it

**ORDAINED** by the City Council of the City of Conway, in Council duly assembled, *the Comprehensive Plan of the City of Conway* be amended by adopting the Resiliency Element; 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 approval of final reading.

**RATIFIED BY CITY COUNCIL**, duly assembled, this 17 day of April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

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Amanda Butler, Council Member

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William M. Goldfinch IV, Council Member

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Beth Helms, Council Member

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Larry A. White, Council Member

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ATTEST: Alicia Shelley, City Clerk

First Reading: March 20, 2023

Final Reading: April 17, 2023



STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )  
CITY OF CONWAY )

**RESOLUTION**

**ACCEPTING THE RESILIENCY ELEMENT, IN ITS ENTIRETY, OF THE CITY OF CONWAY COMPREHENSIVE PLAN 2035**

**WHEREAS,** the City Council of the City of Conway recognizes the importance of community resiliency, and the City’s ability to prepare for and recover from natural and manmade disasters; and

**WHEREAS,** achieving the City’s vision for community resiliency; particularly with regard to flood mitigation efforts, will be accomplished through the implementation of this element; and,

**WHEREAS,** the Resiliency Element will be practically applied to guide growth discussions and land development standards, lessen environmental impacts, protect environmentally sensitive areas to the extent possible, as well as improve emergency management; and,

**WHEREAS,** the Resiliency Element contains recommendations to enhance the City’s resiliency in the form of goals and strategies; and,

**WHEREAS,** the City of Conway will prioritize resilience in all city plans, policies, and regulations with the implementation of the Resiliency Element; and,

**WHEREAS,** the Planning staff has recommended adoption of the Resiliency Element; and,

**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission (S.C.§ 6-29-520 and 6-29-230) for the City of Conway, that the adoption of the Resiliency Element for the City of Conway Comprehensive Plan 2035 is hereby recommended by resolution to the Conway City Council for adoption.

Approved this 2<sup>nd</sup> day of February, 2023.



Brian O’Neil, Planning Commission Chairman

**DATE: APRIL 17, 2023**

**ITEM: IV.B.**

**ISSUE:**

**Final Reading of Ordinance #ZA2023-04-03 (B)**, amending the City of Conway Comprehensive Plan (2035), to adopt the updates to the Population and Housing Elements.

**BACKGROUND:**

The *Population Element* [per SC Code § 6-29-510(D)] of the Comprehensive Plan includes information related to *historic trends and projections; the number, size, and characteristics of households, educational levels and trends; income characteristics and trends, race; sex; age; and other information relevant to a clear understanding of how the population affects the existing situation and future potential of the area.*

The *Housing Element* [per SC Code § 6-29-510(D)] of the Comprehensive Plan includes *an analysis of existing housing by location, type, age, condition, owner and renter occupancy, affordability, and projections of housing needs to accommodate existing and future population as identified in the population and economic elements. The housing element requires an analysis of local regulations to determine if there are regulations that may hinder development of affordable housing. It includes an analysis of market-based incentives that may be made available to encourage the development of affordable housing. Incentives may include density bonuses, design flexibility and a streamlined permitting process.*

Updates for each of these elements are added as an addendum to the end of each element providing information that was provided as part of the 2020 US Census. In the next couple of years, staff will begin collecting information for a complete rewrite of the Comprehensive Plan, which will be a year long process or more, with a completely new Comprehensive Plan process to begin in 2026-2027.

*Periodic Revision Required.* Planning Commission must review the comprehensive plan or particular elements of the comprehensive plan as often as necessary. Changes in the growth or direction of development taking place in the community dictate when a review is necessary. S.C. Code § 6-29-510(E) requires the following plan updates:

1. The Planning Commission must re-evaluate the comprehensive plan elements at least every 5 years. There is no requirement to rezone the entire city or county at one time. The land use element could be reviewed and updated in stages or by neighborhoods.
2. The comprehensive plan, including all elements of the plan, must be updated at least every 10 years. The Planning Commission must prepare and recommend a new plan and the governing body must adopt a new comprehensive plan every 10 years.

**CITY COUNCIL:**

Staff gave a presentation of the updates to the Population and Housing Elements at the February 20, 2023 City Council meeting.

***With regard to the Housing Element***, there was a request by council to revise language referring to “*affordable housing*”, as described within the Housing Element. Staff made some amendments, where

possible within the update. However, State law provides certain language within the description of the Housing Element, per SC Code § 6-29-510(D), that staff cannot change and must be contained within the Housing Element *description* of the Comprehensive Plan.

***With regard to the Population Element***, council asked if there was a way to identify how many residents that resided in the 29526 and 29527 zip codes were in-city vs. out-of-city. Using the census block data, the GIS staff in the Planning Dept. was able to determine which properties within these “*blocks*” were in-city and out-of-city in order to provide this data. See *approximate* population totals below:

**Zip code 29526:**

City limits: 15,627

Outside City: 35,608

Total in Zip 29526: 51,235

**Zip Code 29527:**

City limits: 9,273

Outside City: 17,303

Total in Zip 29527: 26,576

Council approved First Reading of the updates to the Population and Housing Elements at their March 20, 2023 meeting.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission (PC) held the required (first) public hearing of the updates at their February 2, 2023 meeting. There was no public input. PC recommended unanimous approval of the updates to the *Population and Housing Elements of the Comprehensive Plan*.

**STAFF RECOMMENDATION:**

Approve **Final Reading** of **Ordinance #ZA2023-04-03 (B)** to amend *the City of Conway Comprehensive Plan* to adopt the updates to the *Population and Housing Elements*.

**ORDINANCE #ZA2023-04-03 (B)**

**AMENDING THE CITY OF CONWAY 2035 COMPREHENSIVE PLAN BY REPLACING THE POPULATION ELEMENT (ADOPTED IN 2016), AND THE HOUSING ELEMENT (ADOPTED IN 2017), WITH UPDATED POPULATION AND HOUSING ELEMENTS TO REFLECT UPDATED INFORMATION PROVIDED BY THE 2020 DECENNIAL U.S. CENSUS.**

- WHEREAS,** Pursuant to *Title 6, Chapter 29* of the Code of Laws of South Carolina 1976, as Amended known as the “South Carolina Local Government Comprehensive Planning Enabling Act of 1994” sets forth requirements of local governments with Zoning Ordinances; and
- WHEREAS,** South Carolina Code § 6-29-520 establishes the requirements to create, amend and recommend Comprehensive Planning elements, which requires the City of Conway Planning Commission is to review and make a recommendation to City Council; and
- WHEREAS,** South Carolina Code § 6-29-530 allows the local governing authority to adopt elements of the Comprehensive Plan by successive ordinances; and
- WHEREAS,** South Carolina Code § 6-29-510(E) requires that Comprehensive Plans be rewritten every ten (10) years, and Planning Commission must re-evaluate the comprehensive plan elements at least every 5 years; and
- WHEREAS,** Prior to adoption of an element of the Comprehensive Plan, a public hearing shall be held after no less than 30 days public notice has been placed in a newspaper of general circulation; and
- WHEREAS,** Notice of Consideration of the updates to the Population and Housing Elements for Public Hearing was placed in the Horry Independent Newspaper on November 10, 2022 and December 15, 2022 for consideration at the December 8, 2022 and January 5, 2023 meetings of Planning Commission; and
- WHEREAS,** The City of Conway Planning Commission reviewed the updates to the Population and Housing Elements at its January 5, 2023 and February 2, 2023 meetings and unanimously recommended approval to City Council; and
- WHEREAS,** Notice of Consideration of the updates to the Population and Housing Elements for Public Hearing was placed in the Horry Independent Newspaper on February 16, 2023 for consideration at the March 20, 2023 meeting of City Council; and

**WHEREAS,** South Carolina Code § 6-29-510(D) establishes the need for a Population Element of the Comprehensive Plan, which includes information related to historic trends and projections; the number, size, and characteristics of households, educational levels and trends; income characteristics and trends, race; sex; age; and other information relevant to a clear understanding of how the population affects the existing situation and future potential of the area; and

**WHEREAS,** South Carolina Code § 6-29-510(D) establishes the need for a Housing Element of the Comprehensive Plan, which includes an analysis of existing housing by location, type, age, condition, owner and renter occupancy, affordability, and projections of housing needs to accommodate existing and future population as identified in the population and economic elements. The housing elements requires an analysis of local regulations to determine if there are regulations that may hinder development of affordable housing. It includes an analysis of market-based incentives that may be made available to encourage the development of affordable housing. Incentives may include density bonuses, design flexibility and a streamlined permitting process; and

**WHEREAS,** following the public hearing, the City Council of the City of Conway has determined *the Comprehensive Plan of the City of Conway* should be amended: Therefore, be it

**ORDAINED** by the City Council of the City of Conway, in Council duly assembled, *the Comprehensive Plan of the City of Conway* be amended by replacing the Population and Housing Elements in their entirety with the updated Population and Housing Elements; 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 approval of final reading.

**RATIFIED BY CITY COUNCIL**, duly assembled, this 17 day of April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

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Justin D. Jordan, Mayor Pro Tem

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Amanda Butler, Council Member

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William M. Goldfinch IV, Council Member

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Beth Helms, Council Member

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Larry A. White, Council Member

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ATTEST: Alicia Shelley, City Clerk

First Reading: March 20, 2023

Final Reading: April 17, 2023

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )  
CITY OF CONWAY )

**RESOLUTION**

**ACCEPTING THE 2022 UPDATE OF THE HOUSING ELEMENT, ORIGINALLY  
ADOPTED IN 2017, OF THE CITY OF CONWAY COMPREHENSIVE PLAN 2035**

**WHEREAS,** the Planning Commission must re-evaluate the comprehensive plan elements at least every five years; and

**WHEREAS,** the City Council of the City of Conway recognizes the importance of housing for the future growth and development of the City of Conway; and,

**WHEREAS,** the Housing Element contains recommendations in the form of goals, objectives, and action steps; and

**WHEREAS,** new information was released by the U.S. Census Bureau following the 2020 Decennial US Census; and

**WHEREAS,** achieving the City's vision for the future housing will be accomplished through the implementation of this element; and

**WHEREAS,** the Housing Element, and the updated information provided by the 2020 Census, will be practically applied to guide growth discussions; and

**WHEREAS,** the Planning staff has recommended adoption of the 2022 Update of the Housing Element; and

**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission (S.C. § 6-29-520 and 6-29-230) for the City of Conway, that the adoption of the 2022 Update of the Housing Element for the City of Conway Comprehensive Plan 2035 is hereby recommended by resolution to the Conway City Council for adoption.

Approved this 2<sup>nd</sup> day of February 2023.

  
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Brian O'Neil, Planning Commission Chairman

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )  
CITY OF CONWAY )

**RESOLUTION**

**ACCEPTING THE 2022 UPDATE OF THE POPULATION ELEMENT, ORIGINALLY  
ADOPTED IN 2016, OF THE CITY OF CONWAY COMPREHENSIVE PLAN 2035**

**WHEREAS,** the Planning Commission must re-evaluate the comprehensive plan elements at least every five years; and

**WHEREAS,** the City Council of the City of Conway recognizes the importance of planning for future growth and development of the City of Conway; and,

**WHEREAS,** the Population Element contains recommendations in the form of goals, objectives, and action steps; and

**WHEREAS,** new information was released by the U.S. Census Bureau following the 2020 Decennial US Census; and

**WHEREAS,** achieving the City’s vision for the future population will be accomplished through the implementation of this element; and

**WHEREAS,** the Population Element, and the updated information provided by the 2020 Census, will be practically applied to guide growth discussions; and

**WHEREAS,** the Planning staff has recommended adoption of the 2022 Update of the Population Element; and

**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission (S.C.§ 6-29-520 and 6-29-230) for the City of Conway, that the adoption of the 2022 Update of the Population Element for the City of Conway Comprehensive Plan 2035 is hereby recommended by resolution to the Conway City Council for adoption.

Approved this 2<sup>nd</sup> day of February 2023.

  
Brian O’Neil, Planning Commission Chairman



**DATE: APRIL 17, 2023**

**ITEM: IV.C**

**ISSUE:**

**Final Reading of Ordinance #ZA2023-04-03 (C)**, amending the City of Conway Comprehensive Plan (2035), to amend the Future Land Use Map for PIN 338-06-02-0042 (1931 Fulmer Street), consisting of approximately 1.39 acres, from the Low/Medium-Density Residential (R-1) zoning district to the Professional (P) zoning district.

**BACKGROUND:**

The South Carolina Planning Enabling Act of 1994 defines the Comprehensive Plan adoption process for all jurisdictions in South Carolina. This is to ensure consistency with the public hearing and revision process for Comprehensive Plans. *Section 6-29-510* of the SC Code of Laws addresses re-evaluation of the Comprehensive Plan, stating that the "*local planning commission shall develop and maintain a planning process which will result in the systematic preparation and continual re-evaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction.*"

Since updating the Future Land Use Map of the Comprehensive Plan for the City in 2019, staff will occasionally review annexation and/or rezoning requests for zones that don't match the zone envisioned in the current Future Land Use Map (2019-2029). When a request is approved that is out of alignment with the Future Land Use Map of the *Comprehensive Plan*, the map must be updated to reflect this change.

In July 2021, Council passed an ordinance providing for a method by which the *Comprehensive Plan*, in particular the Future Land Use map, may be amended. *Section 13.1.17 (E)* of the UDO states that a proposed amendment to the Comprehensive Plan (the entire document or singular elements) may be initiated by the City of Conway City Council, Planning Commission, Board of Zoning Appeals, Zoning Administrator, or Planning Director.

In the case of 1931 Fulmer Street (PIN 338-06-02-0042), currently zoned R-1, the Future Land Use Map (2019-2029) shows the property as continuing to be zoned R-1. The property contains a church, with several structures already existing. The property owner would like the zoning to be changed to a district that would accommodate a child daycare facility, and had previously requested the property to be rezoned to Highway Commercial (HC), as there is adjacent property that is zoned HC. There was a lot of concern from surrounding property owners regarding this property being zoned HC, although they were not concerned with the use of the property as a child daycare facility. Without a Future Land Use Map (FLUM) amendment, the property cannot be rezoned to another district other than a zoning consistent with the surrounding zoning or the Future Land Use Map, as that would be considered spot zoning.

Per *Section 6.1.4* of the UDO, "*No tract(s) of land shall hereafter be rezoned for a zoning classification different from that of the surrounding properties unless such tract(s) is a minimum of three (3) acres in area. Tracts less than three (3) acres in area annexed into the City limits, may be zoned for a classification different from that of the surrounding in-city properties provided such zoning classification is consistent with the Future Land Use Map of the*

*Conway Comprehensive Plan.”*

**Public Hearing Notice Requirements:**

Amendments to the Comprehensive Plan, including Future Land Use Map (FLUM) amendments, require a 30-day public hearing notice, and requires a public hearing to be held by Planning Commission and City Council. The City Council public hearing on the FLUM amendment was advertised for the March 20<sup>th</sup> Council meeting, and the Planning Commission public hearing on the FLUM amendment was advertised for the April 6<sup>th</sup> Planning Commission meeting. Public Hearing Notice requirements have been satisfied for this request.

*Per Sec. 3.2.7 of the UDO, “the intent of the Professional (P) district is to accommodate office, institutional, and residential uses in areas whose character is neither exclusively business nor residential in nature. This district is intended to establish areas that provide professional services to the public, which do not materially detract from nearby residential areas. More specifically, this district should serve as a transitional zone between more intensive commercial areas and residential areas. This district is not intended for businesses that engage in retail sales.”*

***SURROUNDING USES / ZONING DISTRICTS:***

Across the road from the subject property is a parcel (1909 Sessions Street) that was rezoned to HC in 2021. The remaining surrounding parcels are zoned R-1, and the neighborhood is primarily residential in nature.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The *CURRENT* future land use map of the *Comprehensive Plan* identifies the property as being Low/Medium Density Residential (R-1). The Unified Development Ordinance (UDO) defines R-1 as: “*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.*”

**APRIL 6, 2023 PLANNING COMMISSION:**

A public hearing on this request was held at the April 6<sup>th</sup> Planning Commission meeting. There was no public input. Planning Commission unanimously recommended approval of the request to amend the Future Land Use Map, from Low/Medium-Density Residential (R-1) to Professional (P).

**CITY COUNCIL:**

City Council approved first reading of the Future Land Use Map amendment for this property at the March 20, 2023 City Council meeting.

**STAFF RECOMMENDATION:**

Approve Final Reading of **Ordinance #ZA2023-04-23 (C)** to amend the Future Land Use Map of the Comprehensive Plan for PIN 338-06-02-0042, totaling 1.39 acres, from Low/Medium-Density Residential (R-1) to Professional (P).

**ORDINANCE #ZA2023-04-03 (C)**

**AN ORDINANCE AMENDING THE CITY OF CONWAY COMPREHENSIVE PLAN (2035), TO AMEND THE FUTURE LAND USE MAP FOR PIN 338-06-02-0042 (1.39 ACRES) FROM THE LOW/MEDIUM-DENSITY RESIDENTIAL DISTRICT TO THE PROFESSIONAL (P) DISTRICT.**

- WHEREAS,** Pursuant to *Title 6, Chapter 29* of the Code of Laws of South Carolina 1976, as Amended known as the “South Carolina Local Government Comprehensive Planning Enabling Act of 1994” enabled the City of Conway to adopt the *Unified Development Ordinance (UDO)* of the City of Conway, South Carolina; and
- WHEREAS,** *Article 13, Section 13.1.7* of the *UDO* provides that the regulations, restrictions, and boundaries set forth in said Ordinance may from time be amended, supplemented, changed, or repealed in accordance with S.C. State Code § 6-29-760; and
- WHEREAS,** the City of Conway has adopted land use and comprehensive plans for nearly 40 years, and the City’s Future Land Use Map of the Land Use Element of the Comprehensive Plan was adopted in 2019; and
- WHEREAS,** procedures for adoption and amendments to the Future Land Use Map of the Comprehensive Plan were defined within the City of Conway *Unified Development Ordinance (UDO)* in 2021; and
- WHEREAS,** the property owner has requested that the Future Land Use Map of the Comprehensive Plan be amended relative to PIN 338-06-02-0042; and
- WHEREAS,** prior to adoption or amendment of the Comprehensive Plan, a public hearing shall be held after no less than 30 days public notice has been placed in a newspaper of general circulation; and
- WHEREAS,** notice of the amendment was publicly advertised in the Horry Independent Newspaper on February 16, 2023 for the March 20, 2023 meeting of City Council and on March 2, 2023 for the April 6, 2023 meeting of Planning Commission; and
- WHEREAS,** the City of Conway Planning Commission reviewed the amendment to the Future Land Use Map at its April 6, 2023 meeting and recommended approval to City Council; and
- WHEREAS,** it has been determined that the Future Land Use map of the *City of Conway Comprehensive Plan*, relative to PIN 338-06-02-0042 and consisting of 1.39 acres, should be amended, from the Low/Medium-Density Residential (R-1) district to the Professional (P) district, to ensure that the Comprehensive Plan is consistent with the conditions in the City. Therefore, be it

**ORDAINED** by the City Council of the City of Conway, in Council duly assembled, that the *City of Conway Comprehensive Plan's* Future Land Use Map be amended as attached hereto; 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 April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: March 20, 2023

Final Reading: April 17, 2023

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )  
CITY OF CONWAY )

**RESOLUTION**

**A RESOLUTION TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF CONWAY COMPREHENSIVE PLAN (2035) FOR PIN 33806020042 FROM THE LOW/MEDIUM-DENSITY RESIDENTIAL (R-1) DISTRICT TO THE PROFESSIONAL (P) DISTRICT.**

**WHEREAS,** the City Council of the City of Conway adopted the Land Use Element of the City of Conway Comprehensive Plan (2035), containing the Future Land Use Map (2019-2029) on January 6, 2020; and

**WHEREAS,** South Carolina Code §6-29-520 establishes the requirements to create, amend and recommend the Comprehensive Planning elements, which requires the City of Conway Planning Commission to review and make recommendations to City Council; and,

**WHEREAS,** the City Council adopted an amendment to the Unified Development Ordinance (UDO) on July 19, 2021 to include a process for amending the Future Land Use Map of the Comprehensive Plan; and,

**WHEREAS,** the property owner requested an amendment to the Future Land Use Map of the Comprehensive Plan for PIN 33806020042; and,

**WHEREAS,** notice of the amendment was publicly advertised in the Horry Independent newspaper on March 2, 2023 for the April 6, 2023 Planning Commission meeting and on February 16, 2023 for the March 20, 2023 City Council meeting; and,

**WHEREAS,** the City of Conway Planning Commission, having held a public hearing on the request, deems that the proposed amendment to the Future Land Use Map of the City of Conway Comprehensive Plan (2035) is necessary; and,



**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission (S.C. §6-29-520 and 6-29-230) for the City of Conway, that the adoption of the amendment to the City of Conway Comprehensive Plan (2035), amending the Future Land Use Map for PIN 33806020042, consisting of 1.39 acres, from the Low/Medium-Density Residential (R-1) district to the Professional (P) district is hereby recommended by resolution to Conway City Council for adoption.

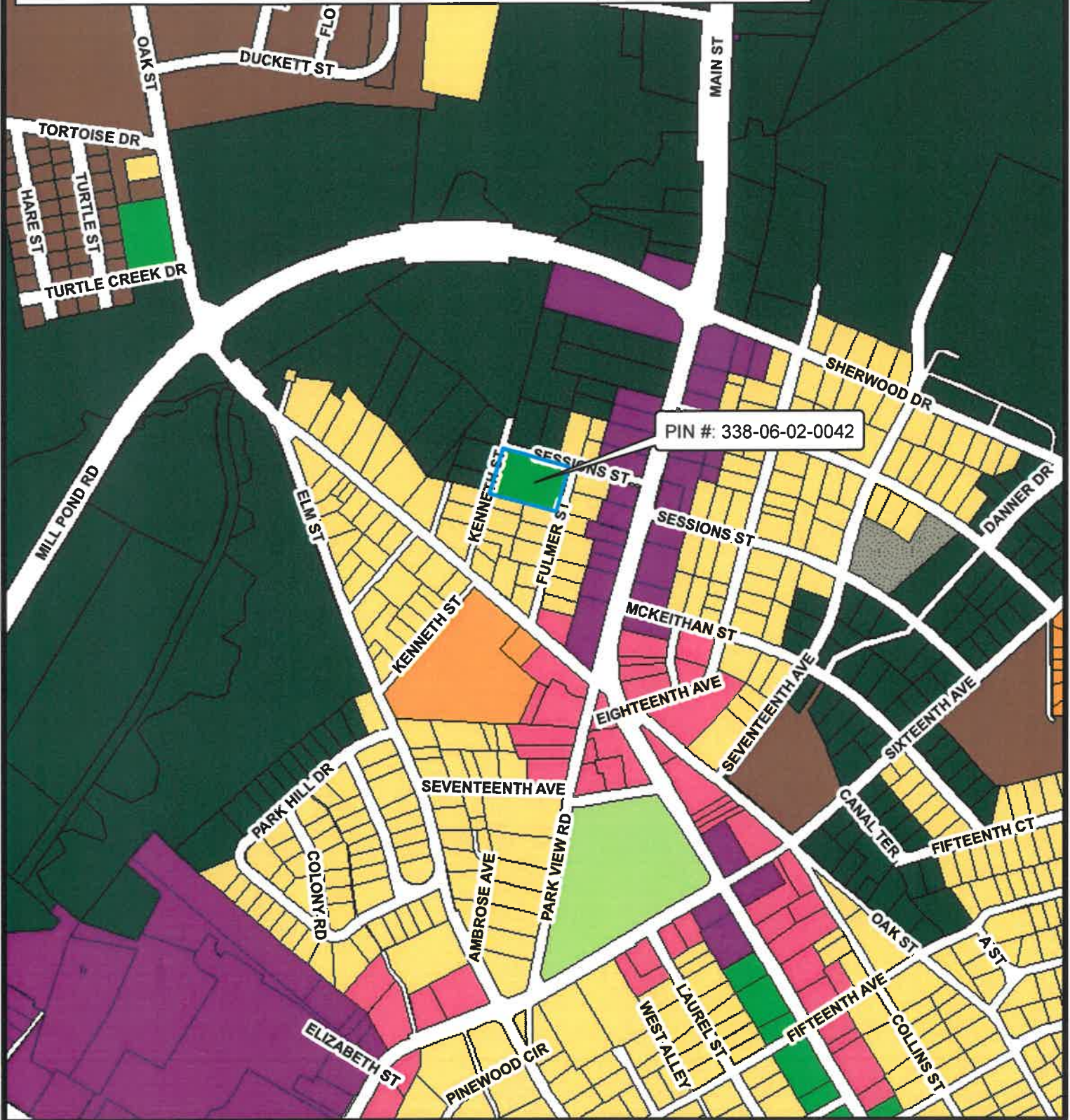
Approved this 6<sup>th</sup> day of April, 2023.



Brian O'Neil, Planning Commission Chairman

**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           |





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.



**PROPOSED FUTURE LAND USE MAP FOR  
1931 FULMER ST  
PIN #: 338-06-02-0042**

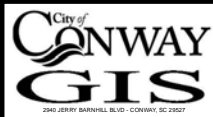


# Legend

-  PERIMETER ROAD EL BETHEL EXT
-  PARCELS



PIN #: 338-06-02-0042  
TMS #: 123-09-11-014  
1931 FULMER ST



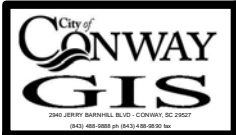
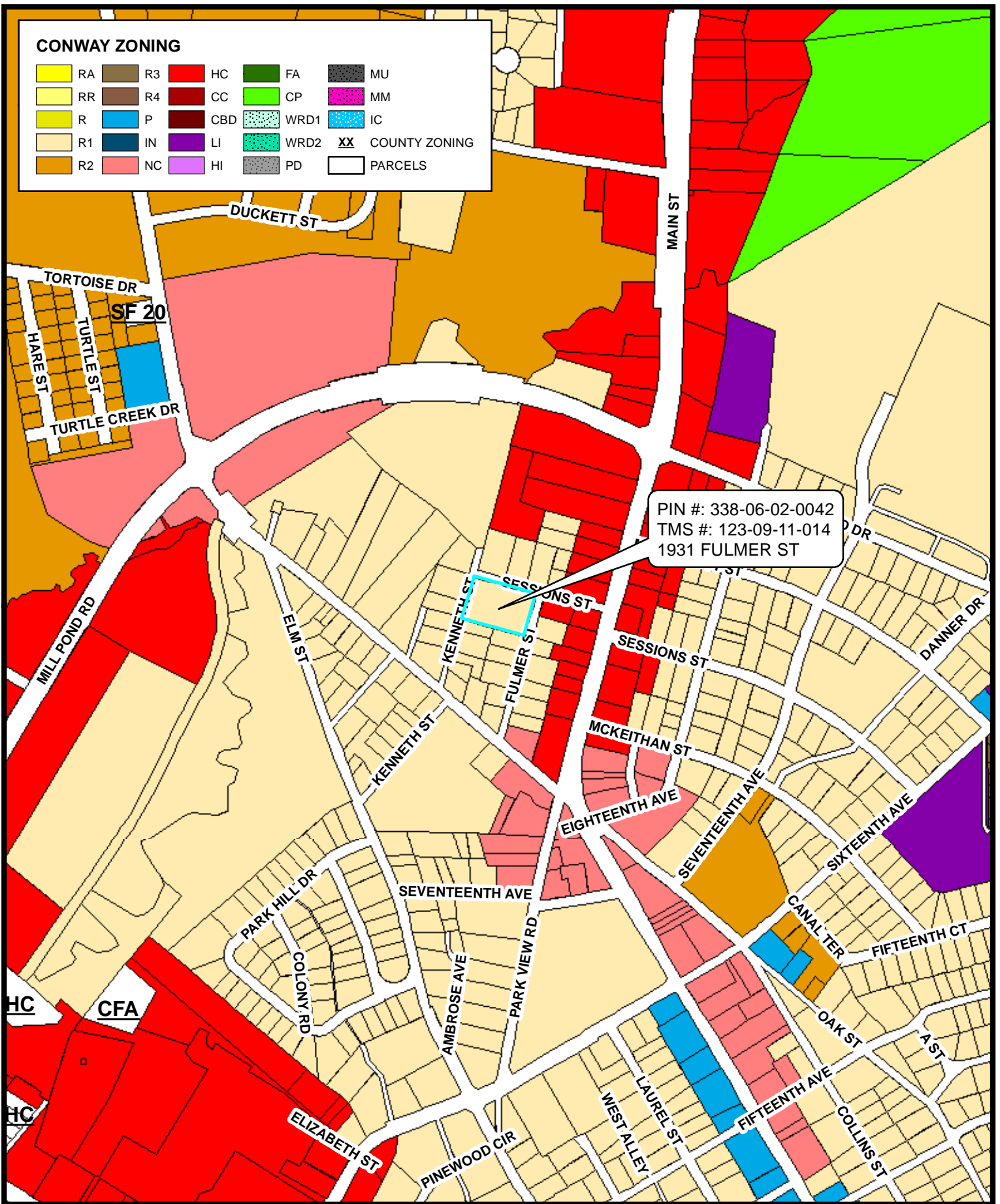
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PIN #: 338-06-02-0042  
TMS #: 123-09-11-014  
1931 FULMER ST  
(P23-0004)







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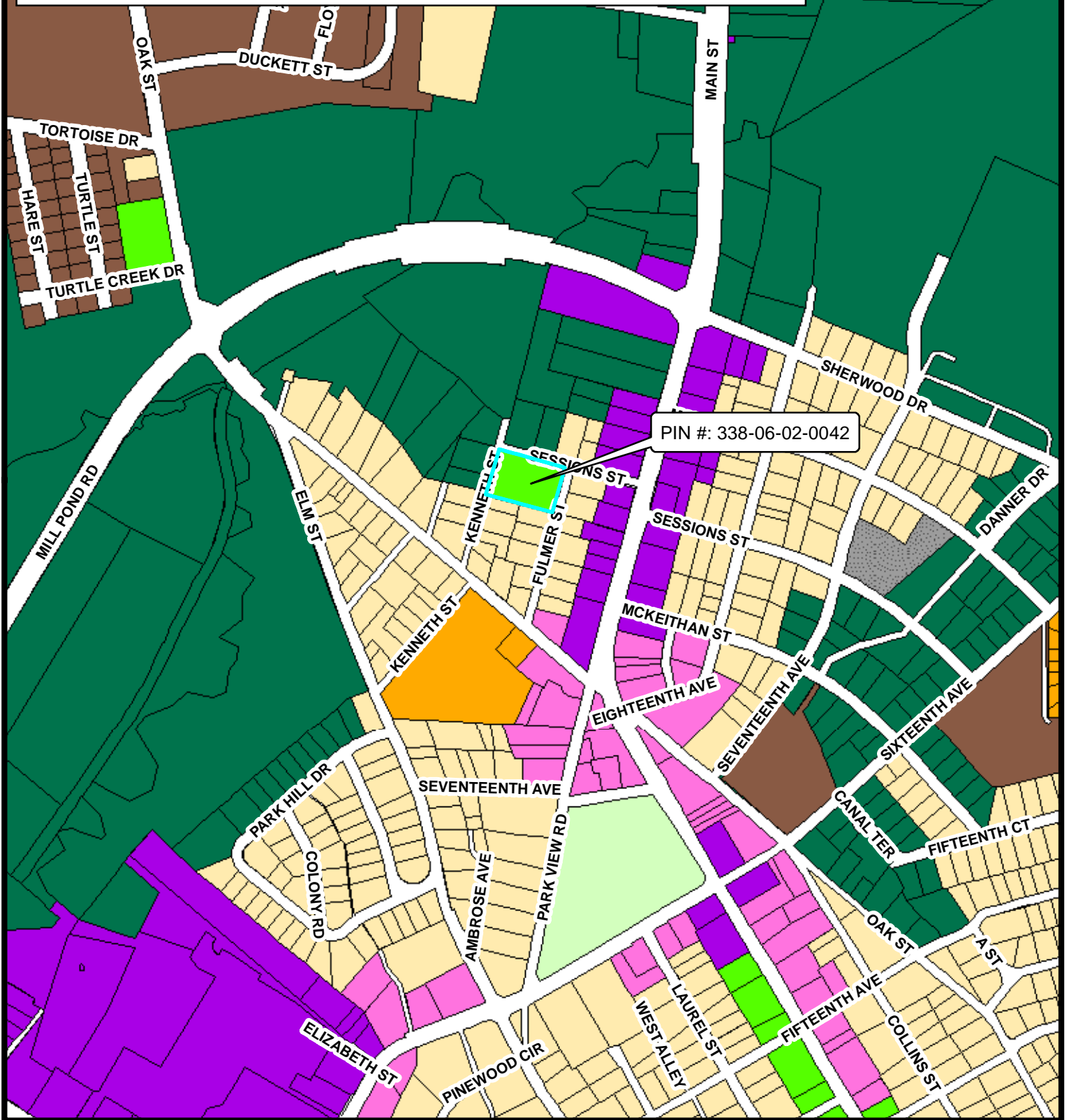


PIN #: 338-06-02-0042  
TMS #: 123-09-11-014  
1931 FULMER ST  
(P23-0004)



**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           |



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.



PROPOSED FUTURE LAND USE MAP FOR  
1931 FULMER ST  
PIN #: 338-06-02-0042



**DATE: APRIL 17, 2023**  
**ITEM: IV.D.**

**ISSUE:**

Final Reading of an Ordinance to lease a City-owned property.

**BACKGROUND:**

The City has acquired many lots in the floodplain through the FEMA buyout program. The use of the land must be restricted in perpetuity to protect and preserve the natural floodplain values, and the land shall be used only for purposes compatible with open space, recreational, or wetlands management practices. Maintenance and upkeep of these properties is also the responsibility of the City.

City Council approved the use of private leases to neighboring property owners. These leases would allow the property owners to use and maintain the FEMA lots for personal use with certain conditions.

The City has received an application for a license to lease a City-owned property acquired through the FEMA buyout program:

Kelly and Kevin Covington, c/o David Covington, owners of 186 Long Avenue (PIN 339-01-04-0013), have requested to lease 147 Sherwood Drive (PIN 339-01-04-0012)

**RECOMMENDATION:**

Staff recommends to approve Final Reading of Ordinance #2023-04-03 (D) and give the City Administrator authority to enter into signed agreement between the City of Conway and this applicant. The current plans for Chestnut Bay do not affect this property.

**ORDINANCE #2023-04-03 (D)**

**AN ORDINANCE AUTHORIZING THE LEASE OF CERTAIN REAL PROPERTY IN  
THE CITY OF CONWAY**

**WHEREAS**, the City of Conway has acquired many lots in the floodplain through the FEMA buyout program.

**WHEREAS**, the use of these FEMA lots must be restricted in perpetuity to protect and preserve the natural floodplain values, and the land shall be used only for purposes compatible with open space, recreational, or wetlands management practices; and,

**WHEREAS**, City Council approved the use of private leases to neighboring property owners to use and maintain the FEMA lots for personal use with certain conditions and,

**WHEREAS**, through the FEMA buyout program, the City of Conway acquired certain real property located at 147 Sherwood Drive being identified as PIN No. 339-01-04-0012; and,

**WHEREAS**, the City of Conway has deemed it advisable to lease this property to Kelly and Kevin Covington, c/o David Covington; and,

**WHEREAS**, pursuant to S.C. Code 5-7-40, a municipality may sell, alien, convey or lease property it owns by Ordinance; and,

**WHEREAS**, as a condition of the lease, the City shall require the property owner to provide the maintenance and upkeep of the property, carry general liability insurance, sign a hold harmless agreement, erect no structures without FEMA approvals and a City of Conway Building Permit; and,

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council, to lease 147 Sherwood Drive within the City limits of Conway, County of Horry and being identified as PIN No. 339-01-04-0012 to Kelly and Kevin Covington, c/o David Covington.

**THIS ORDINANCE** shall be effective upon second reading approval thereof.

**RATIFIED BY CITY COUNCIL**, duly assembled, this 17 day of April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

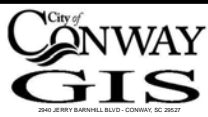
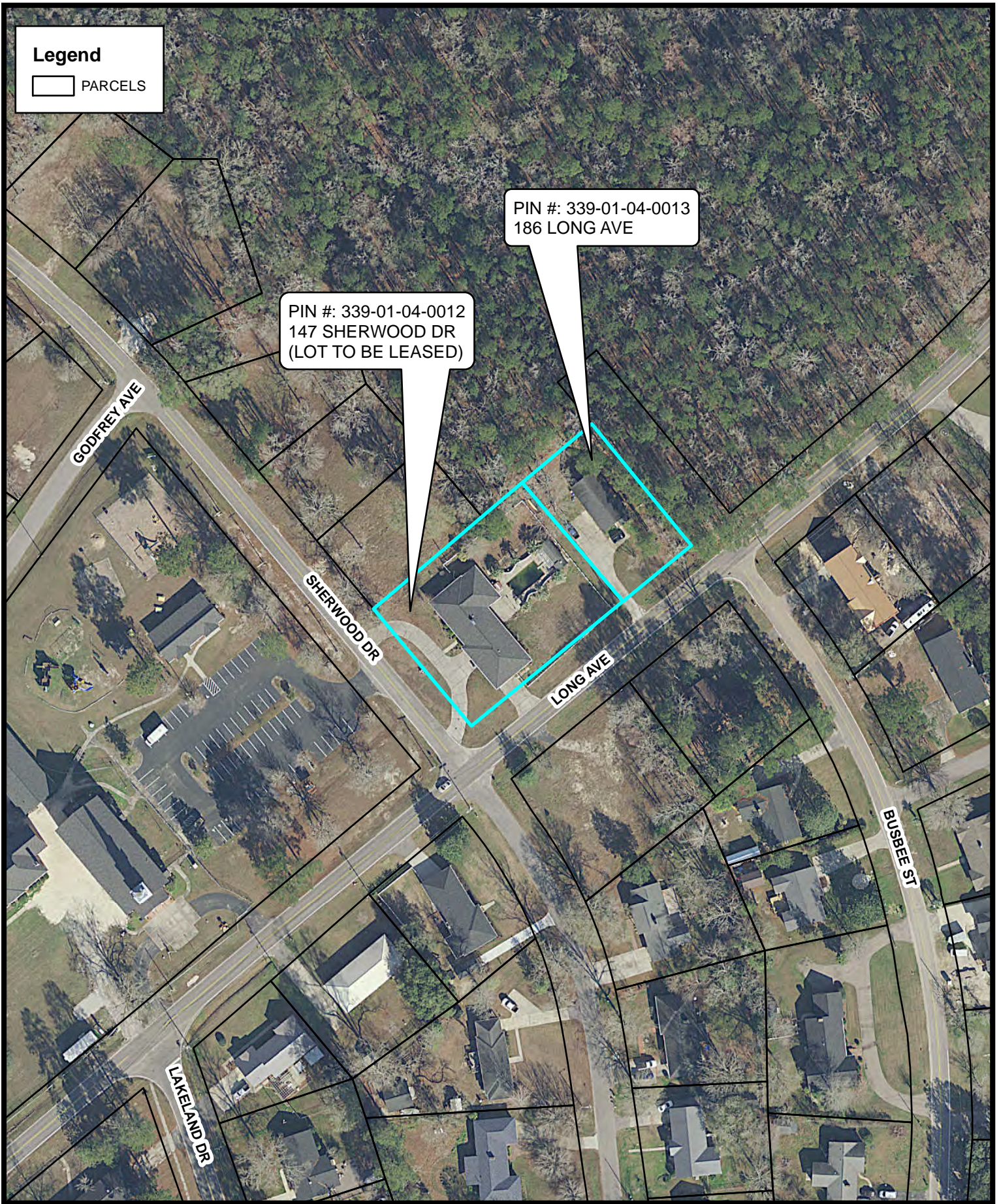
\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: March 20, 2023

Final Reading: April 17, 2023

**Legend**

▭ PARCELS



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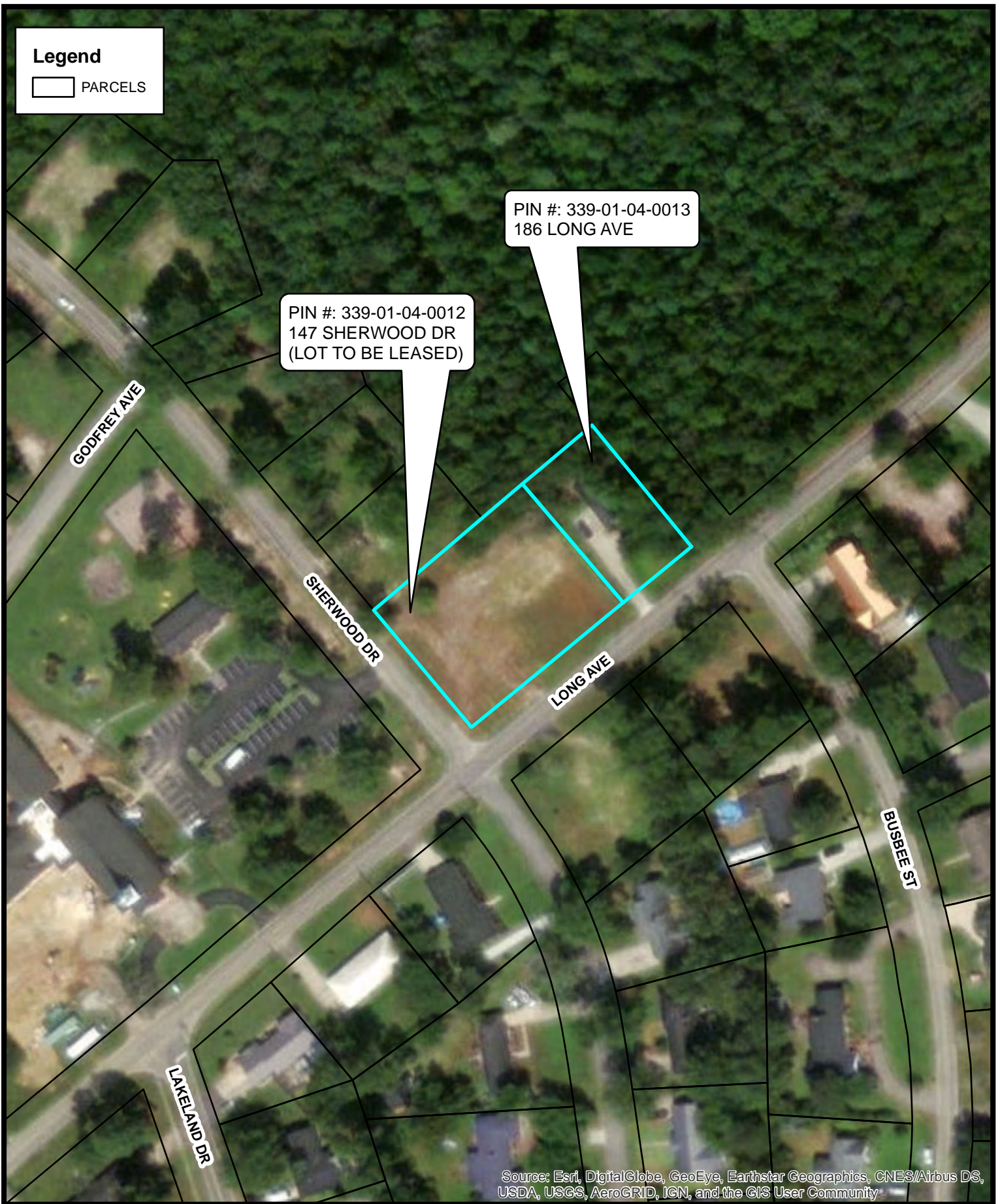


PROPOSED LEASE FOR FEMA LOT

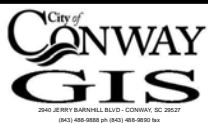


**Legend**

▭ PARCELS



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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PROPOSED LEASE FOR FEMA LOT



**DATE: APRIL 17, 2023**  
**ITEM: IV.E.**

**ISSUE:**

Proposed Amendment to the City Code of Ordinances, Section 1-6-1, Employment Guidelines, on adopting updated Personnel Policy Manual.

**BACKGROUND:**

Staff proposes to update Personnel Policy Manual. The current policy was adopted on April 25, 2005 and revised on January 12, 2009. City Council approved first reading on March 20, 2023.

**RECOMMENDATION:**

Approve final reading of Ordinance #2023-04-03 (E) updating the Personnel Policy Manual.



**ORDINANCE # 2023-04-03 (E)**

**AN AMENDMENT TO THE CITY OF CONWAY CODE OF ORDINANCE SEC. 1-6-1, EMPLOYMENT GUIDELINES, ADOPTED APRIL 25, 2005, AND AMENDED ON JANUARY 12, 2009, TO ADOPT UPDATED PERSONNEL POLICY MANUAL.**

**WHEREAS,** the Mayor and City Council acknowledge that the city’s Employment Guidelines need to be revised or updated from time to time to reflect new and altered practices in the workplace; and,

**WHEREAS,** the Mayor and City Council desire to set forth rules and responsibilities for its employees relative to safety and accountability; and,

**WHEREAS,** the Mayor and City Council desire to safeguard its investments in personnel and equipment; and,

**ORDAINED,** by Conway City Council, in council duly assembled, that the Ordinance written as Employment Guidelines be amended as Personnel Policy Manual and adopted effective April 3, 2023 as follows:

**EFFECTIVE DATE:** This ordinance shall become effective upon approval of final reading.

**DONE AND RATIFIED BY CITY COUNCIL** duly assembled this 17 day of April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia J. Shelley, City Clerk

First Reading: March 20, 2023

Final Reading: April 17, 2023

**ORDINANCE**

**Sec. 1-6-1, Employment Guidelines**

**ADOPT NEW PERSONNEL POLICY MANUAL**

- (A) The City recognizes that the City's Employment Guidelines need to be revised or updated from time to time to reflect new and altered practices in the workplace. The City's Employment Guidelines was adopted on April 25, 2005 and revised on January 12, 2009. Staff proposing adoption of new personnel policy manual effective April 4, 2023.

**DATE: APRIL 17, 2023**

**ITEM: IV.F**

**ISSUE:**

**Final reading of Ordinance #ZA2023-04-03 (F)** to annex approximately 19.7 acres of property located at 2875 E Hwy 501 (PIN 400-00-00-0011), and rezone from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).

**BACKGROUND:**

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

The property is proposed to be developed for two (2) fast food establishments.

*3.2.10 Highway Commercial (HC)*

*The intent of the HC District is to provide compatible locations to serve the automobile oriented commercial activities in harmony with major highway developments, reduce traffic congestions and to enhance the aesthetic atmosphere of the City.*

*Surrounding Uses / Zoning Districts:*

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

***CITY OF CONWAY COMPREHENSIVE PLAN:***

The future land use map of the *Comprehensive Plan* also identifies the property as being Highway Commercial (HC).

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission held the required public hearing at their March 2, 2023 meeting date. The applicant explained the request. There was no public input. Planning Commission unanimously recommended approval.

**CITY COUNCIL:**

City Council approved First Reading of the request at the March 20, 2023 meeting.

**STAFF RECOMMENDATION:**

Approve **Final Reading of Ordinance #ZA2023-04-03 (F)**.

**ORDINANCE #ZA2023-04-03 (F)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 19.7 ACRES OF PROPERTY LOCATED AT 2875 E. HIGHWAY 501 (PIN 400-00-00-0011) AND REQUEST TO REZONE FROM HORRY COUNTY HIGHWAY COMMERCIAL (HC) DISTRICT TO CITY OF CONWAY HIGHWAY COMMERCIAL (HC) 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 19.7 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 19.7 acres of property located at 2875 E. Highway 501 (PIN 400-00-00-0011), and request to rezone from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).

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 Highway Commercial (HC) 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 April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

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Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

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ATTEST: Alicia Shelley, City Clerk

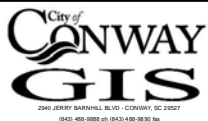
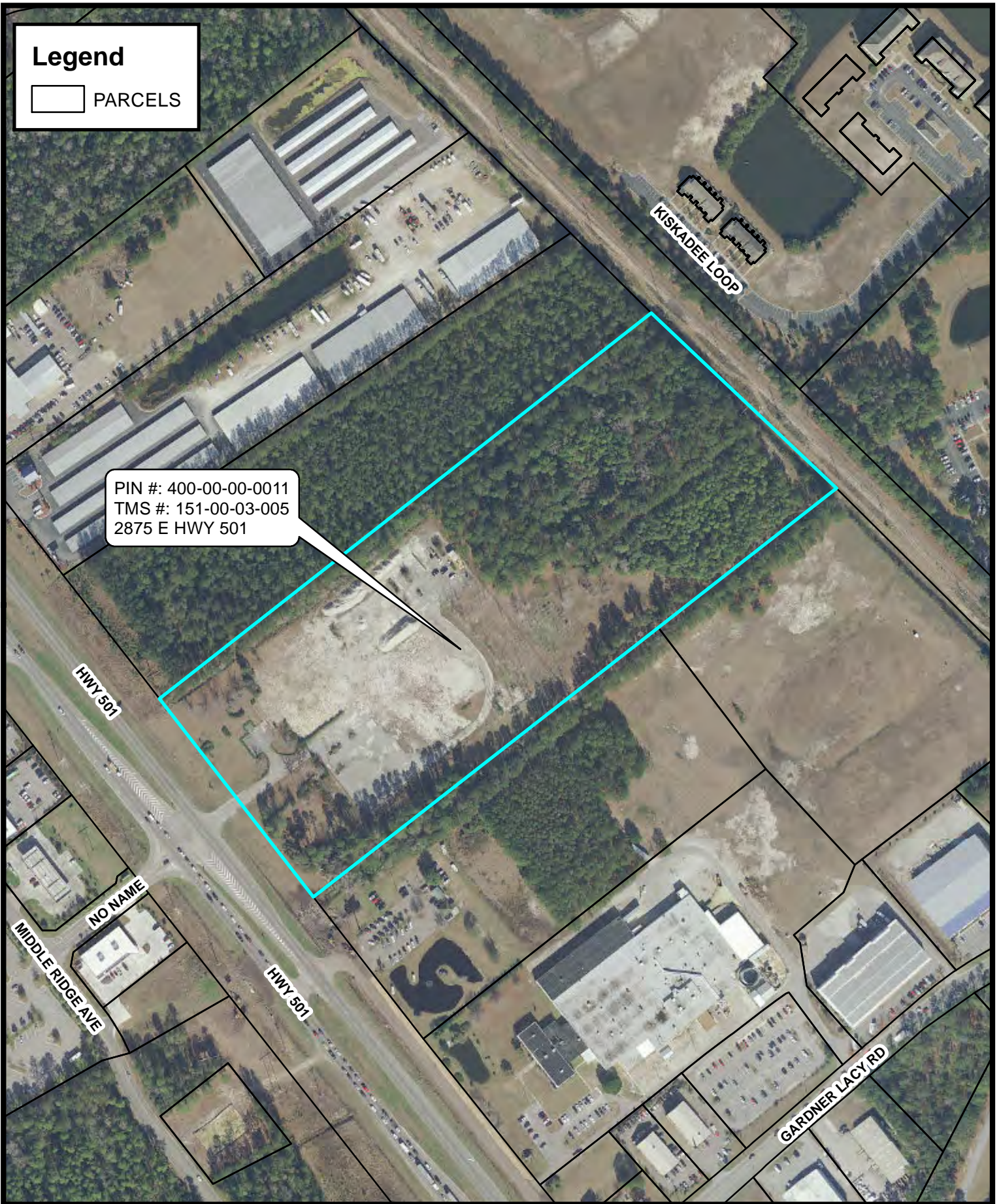
First Reading: March 20, 2023

Final Reading: April 17, 2023

# Legend

▭ PARCELS

PIN #: 400-00-00-0011  
TMS #: 151-00-03-005  
2875 E HWY 501



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.

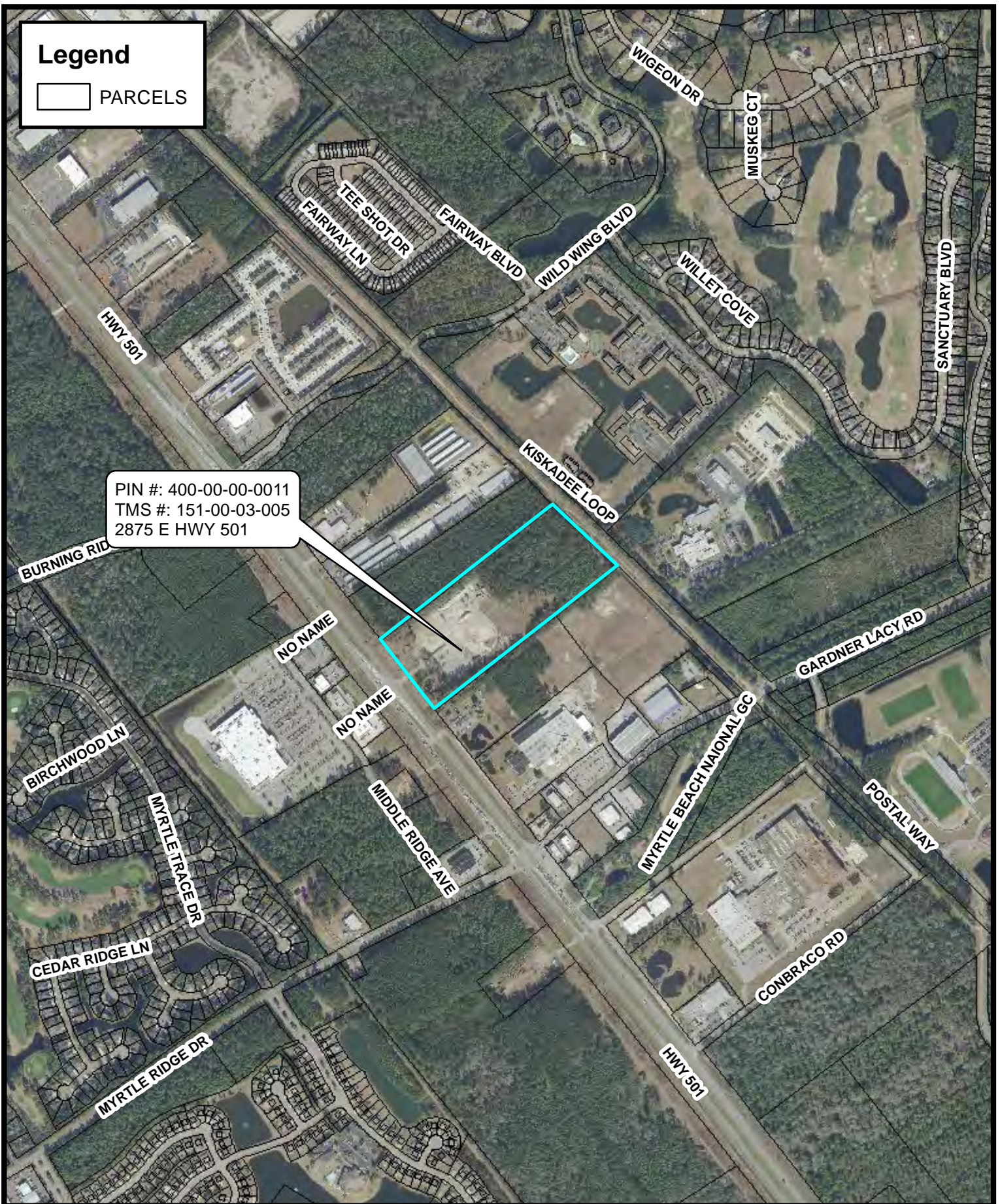


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TMS #: 151-00-03-005  
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(P23-0045)

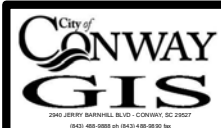


# Legend

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PIN #: 400-00-00-0011  
TMS #: 151-00-03-005  
2875 E HWY 501



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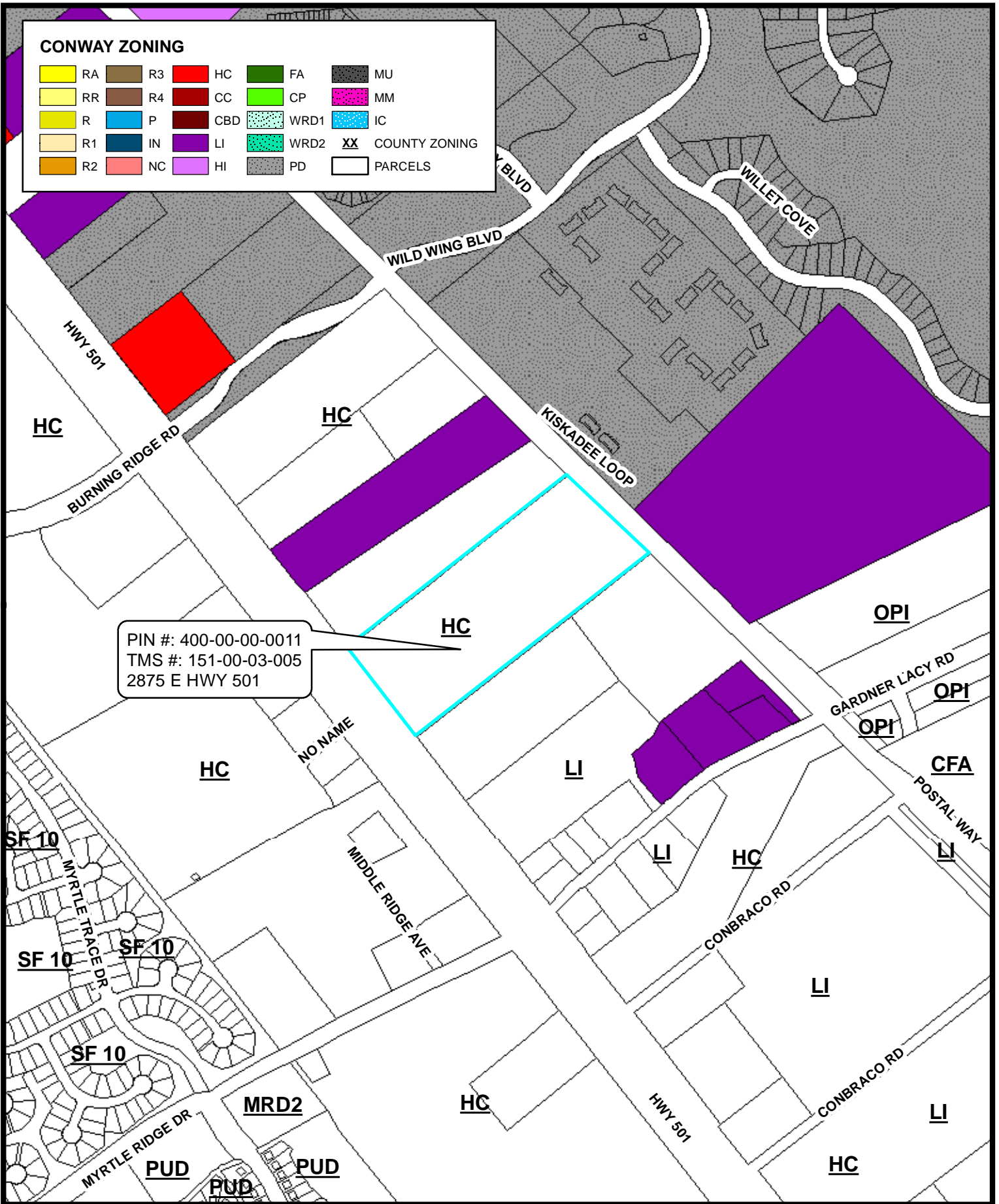


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(P23-0045)

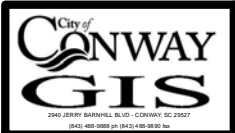


**CONWAY ZONING**

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



PIN #: 400-00-00-0011  
 TMS #: 151-00-03-005  
 2875 E HWY 501



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






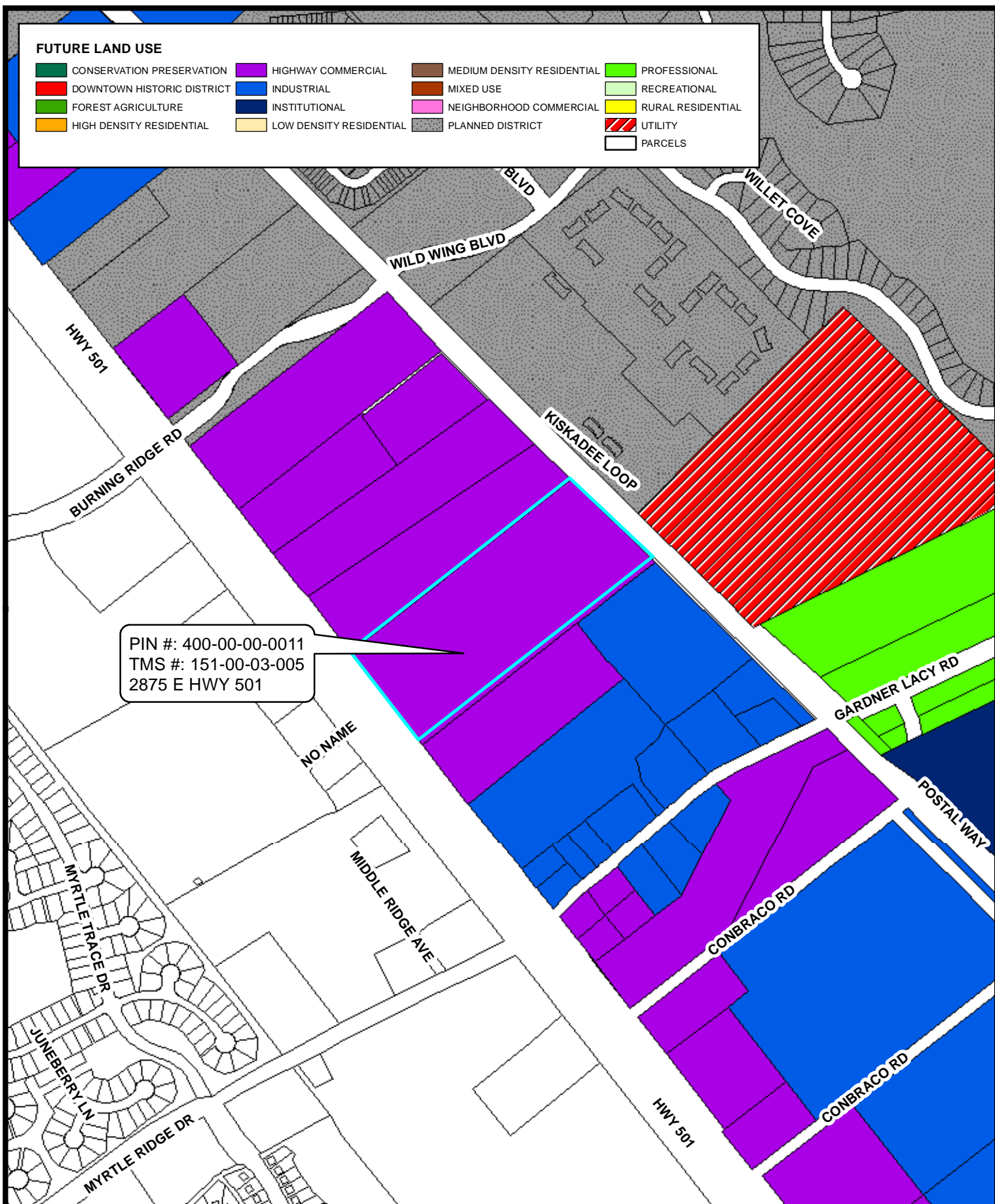
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 2875 E HWY 501  
 (P23-0045)



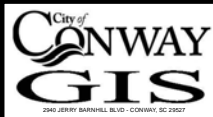


**FUTURE LAND USE**

- |  |   |  |  |
|--|---|--|--|
|  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 #: 400-00-00-0011  
 TMS #: 151-00-03-005  
 2875 E HWY 501








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 TMS #: 151-00-03-005  
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 (P23-0045)

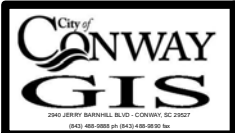


**REVISED 2019 FLOOD ZONES**

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



PIN #: 400-00-00-0011  
 TMS #: 151-00-03-005  
 2875 E HWY 501



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 #: 400-00-00-0011  
 TMS #: 151-00-03-005  
 2875 E HWY 501  
 (P23-0045)





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: 2875 US-501 Conway, SC 29526

PIN: 4000000011 ACREAGE: 19.70

PROPERTY ADDRESS: 2875 US-501 Conway, SC 29526

PROPERTY OWNER MAILING ADDRESS: 1200 N Federal Highway #200 Boca Raton FL 33432

PROPERTY OWNER TELEPHONE NUMBER: (717) 891-5168 & (561) 906-1605

PROPERTY OWNER EMAIL: rob@impeccabledevelopment.com & dan@impeccabledevelopment.com

APPLICANT: David Hass

APPLICANT'S EMAIL: mhampton@commonoakengineering.com

IS THE APPLICANT THE PROPERTY OWNER? CIRCLE: YES NO [X]

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)

Morgan Hampton (Print) Morgan Hampton (Signature) DATE: 2/2/2023

(Print) (Signature) DATE:



# PETITION FOR ANNEXATION

Staff Use Only  
Received: \_\_\_\_\_  
BS&A #: \_\_\_\_\_

Is there a structure on the lot: No Structure Type: \_\_\_\_\_

Current Use: Vacant

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.

Please see attached deed restriction.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.**

[planning@cityofconway.com](mailto: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](http://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: 2875 US-501 Conway, SC 29526 FEE PAID ( ) YES ( ) NO

AREA OF SUBJECT PROPERTY (ACREAGE): 19.70 PIN: 4000000011

CURRENT ZONING CLASSIFICATION: Horry County

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Highway Commercial (HC)

REQUESTED ZONING CLASSIFICATION: Highway Commercial (HC)

NAME OF PROPERTY OWNER(S):

Robert Tanner PHONE # 561-906-1605

PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):

1200 N Federal Highway #200 Boca Raton FL 33432

\*\*\*\*\*

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

  
PROPERTY OWNER'S SIGNATURE(S)

2/2/23  
DATE

PROPERTY OWNER'S SIGNATURE(S)

DATE

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

**DATE: APRIL 17, 2023**

**ITEM: IV.G**

**ISSUE:**

**Final Reading of Ordinance #ZA2023-04-03 (G)** to annex approximately 6.39 acres of property located on El Bethel Road (PIN 337-07-02-0002), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Institutional (IN).

**BACKGROUND:**

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

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

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

*Per Section 3.2.8 of the UDO, the intent of the IN district is to provide areas for the development of medical, educational, and higher educational facilities in a campus-like setting. More specifically, the district is intended to accommodate the development styles, uses and accessory uses associated with these facilities. The district is not intended for businesses engaged in retail sales, except for those businesses that are clearly accessory to and specifically provide services to the permitted principal use.*

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The *Comprehensive Plan* identifies this parcel as Neighborhood Commercial (NC) on the Future Land Use Map. Sec. 3.2.9 of the UDO defines the intent of the NC district as:

*The NC district is intended to provide small-scale retail and service uses for nearby residential areas. Dimensional requirements and design standards in 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.*

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission held the required public hearing at their March 2, 2023 meeting. There was no public input. The applicant's agent was present to answer any questions and explain the request. Planning Commission unanimously recommended approval of the rezoning request.

**CITY COUNCIL:**

City Council approved First Reading of the request at their March 20, 2023 meeting.

**STAFF RECOMMENDATION:**

Approve **Final Reading of Ordinance #ZA2023-04-03 (G)**.

**ORDINANCE #ZA2023-04-03 (G)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 6.39 ACRES OF PROPERTY LOCATED ON EL BETHEL ROAD (PIN 337-07-02-0002), AND REQUEST TO REZONE FROM THE HORRY COUNTY COMMERCIAL FOREST AGRICULTURE (CFA) DISTRICT TO THE CITY OF CONWAY INSTITUTIONAL (IN) 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 6.39 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 6.39 acres of property located on El Bethel Road (PIN 337-07-02-0002), and request to rezone from the Horry County Commercial Forest Agriculture (CFA) District to the City of Conway Institutional (IN) 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 Institutional (IN) 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 April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: March 20, 2023

Final Reading: April 17, 2023

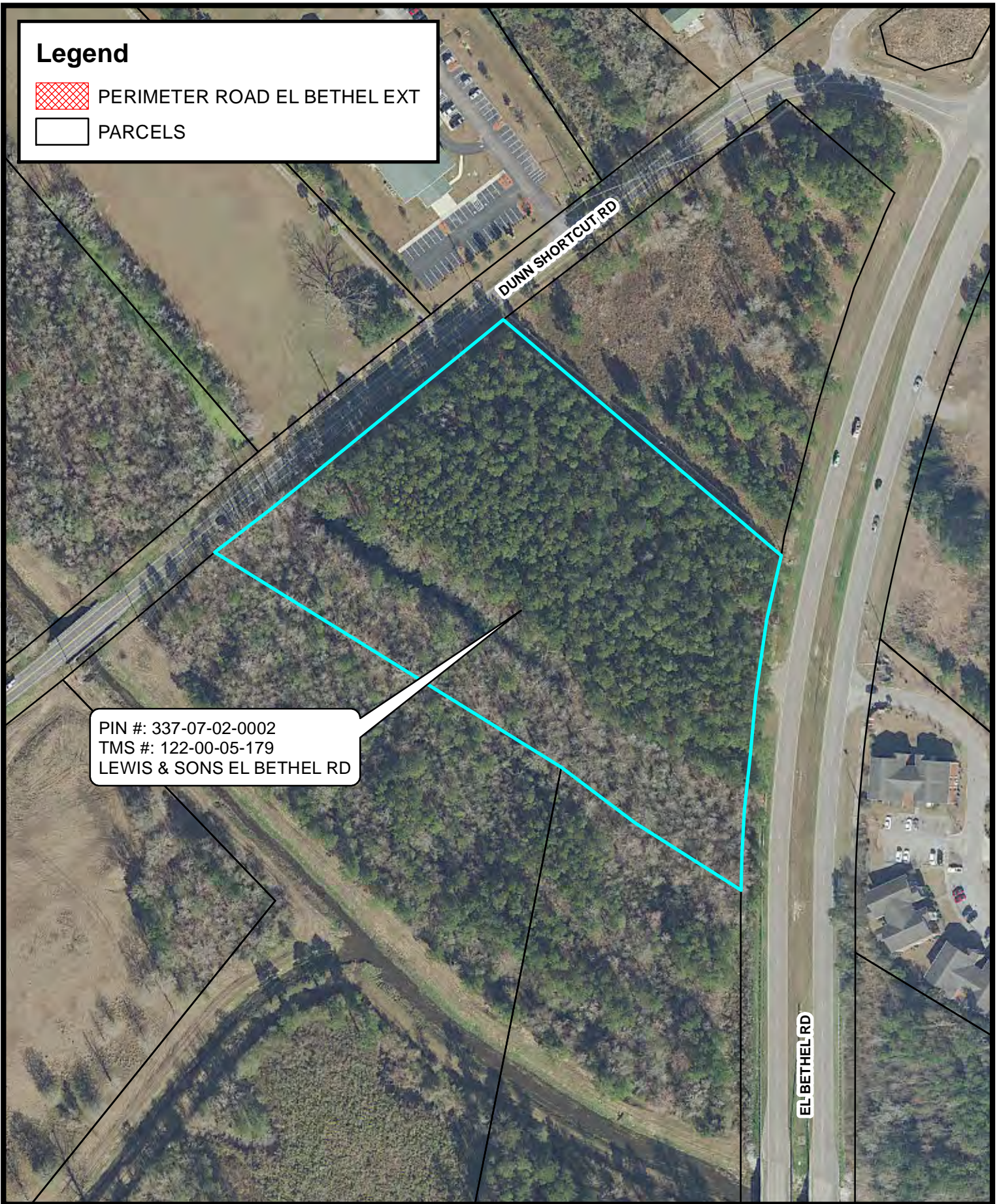
# Legend



PERIMETER ROAD EL BETHEL EXT



PARCELS



PIN #: 337-07-02-0002  
TMS #: 122-00-05-179  
LEWIS & SONS EL BETHEL RD



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 #: 337-07-02-0002  
TMS #: 122-00-05-179  
LEWIS & SONS EL BETHEL RD  
(P21-0130)



# Legend



PERIMETER ROAD EL BETHEL EXT

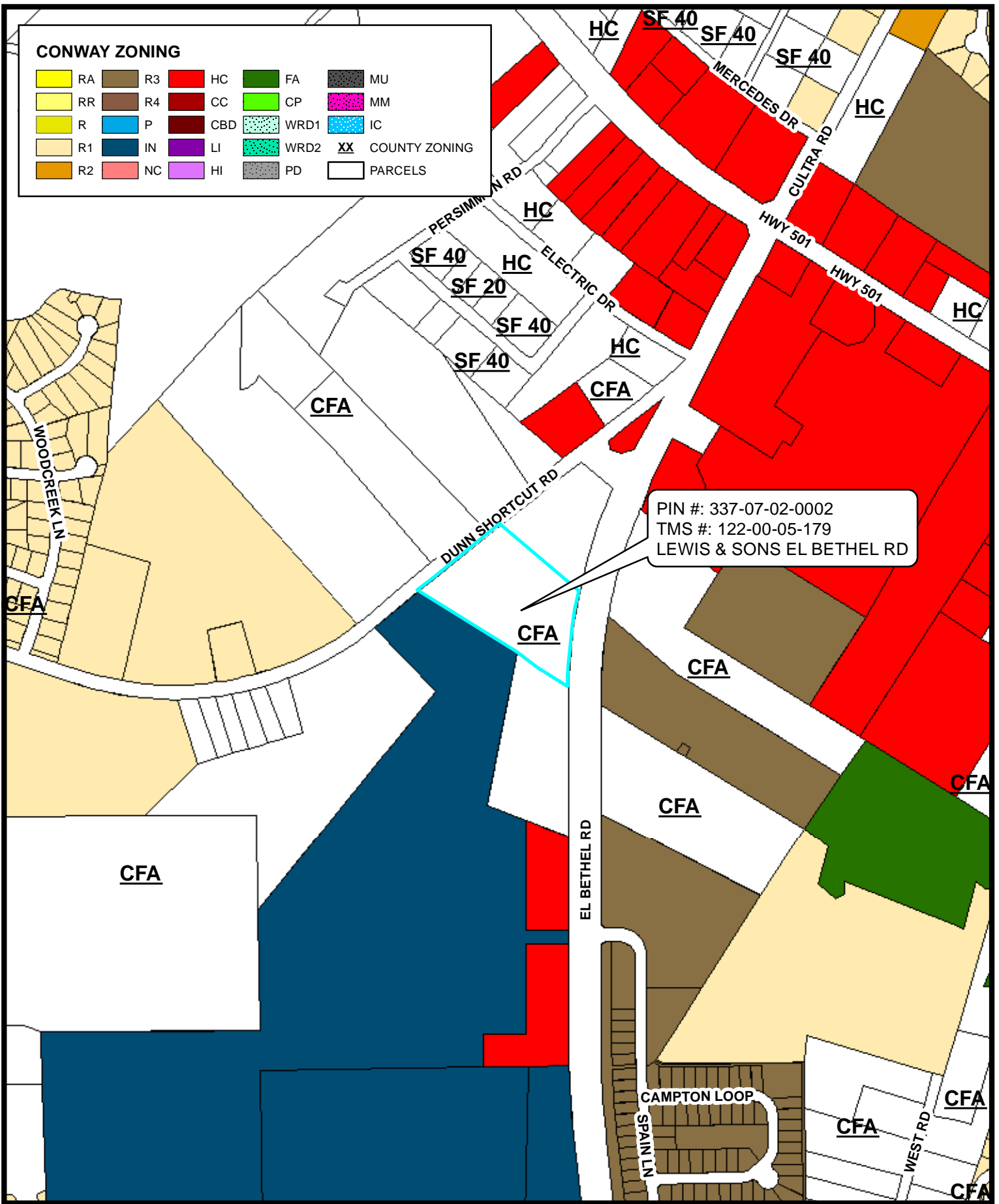


PARCELS



PIN #: 337-07-02-0002  
TMS #: 122-00-05-179  
LEWIS & SONS EL BETHEL RD





**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

PIN #: 337-07-02-0002  
 TMS #: 122-00-05-179  
 LEWIS & SONS EL BETHEL RD



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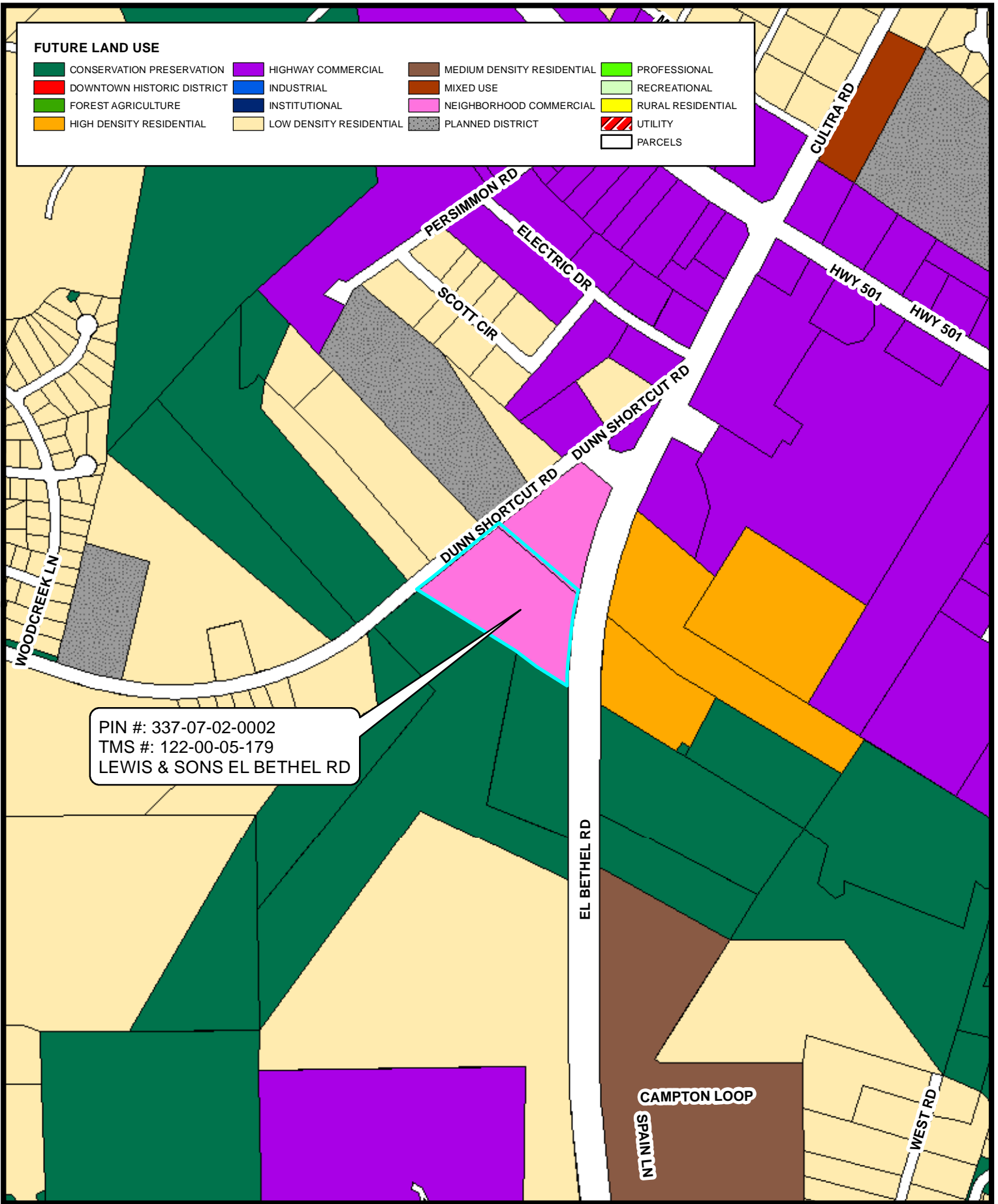


PIN #: 337-07-02-0002  
 TMS #: 122-00-05-179  
 LEWIS & SONS EL BETHEL RD  
 (P21-0130)



**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 #: 337-07-02-0002  
 TMS #: 122-00-05-179  
 LEWIS & SONS EL BETHEL RD








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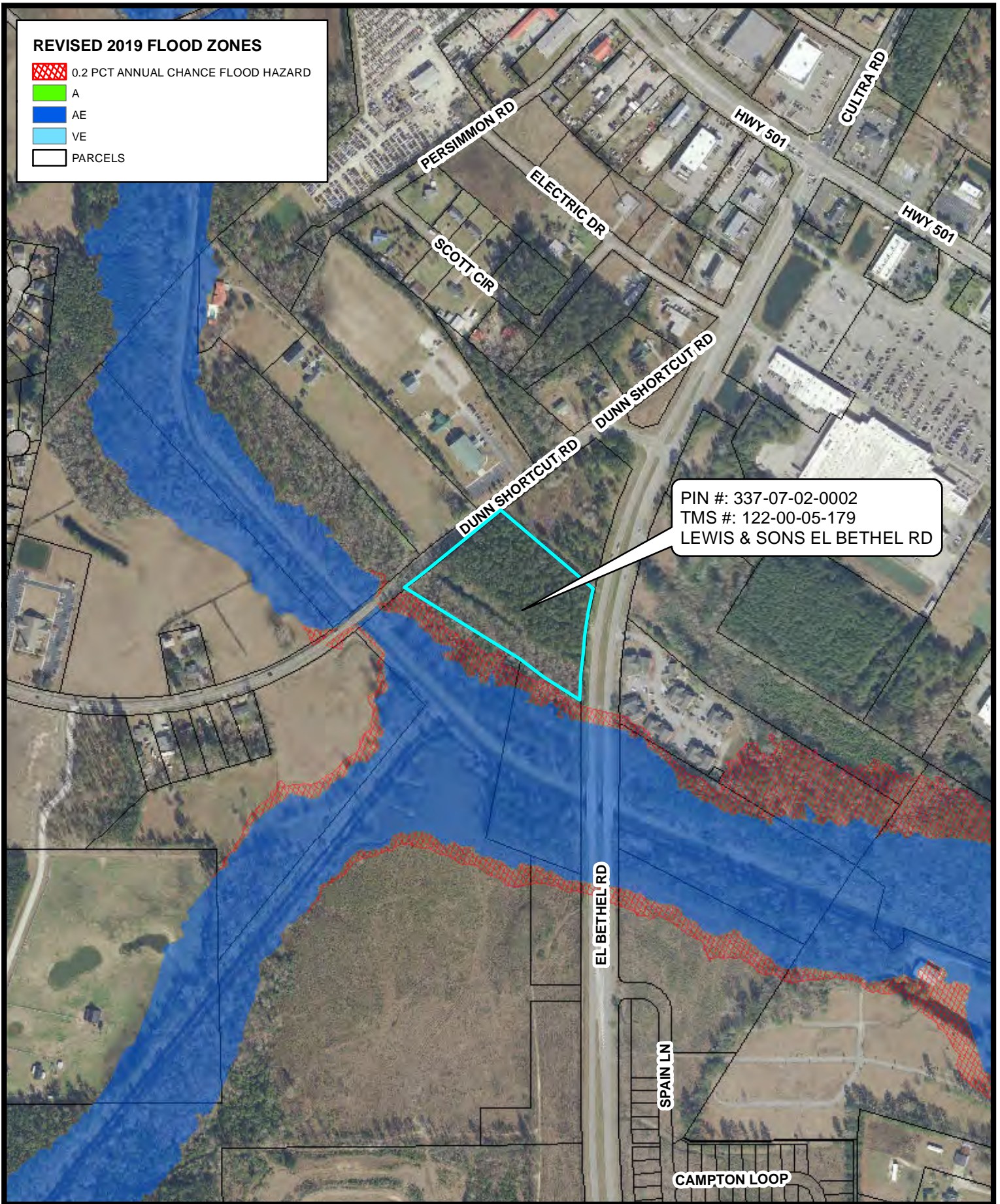


PIN #: 337-07-02-0002  
 TMS #: 122-00-05-179  
 LEWIS & SONS EL BETHEL RD  
 (P21-0130)

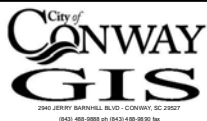


**REVISED 2019 FLOOD ZONES**

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



PIN #: 337-07-02-0002  
TMS #: 122-00-05-179  
LEWIS & SONS EL BETHEL RD



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PIN #: 337-07-02-0002  
TMS #: 122-00-05-179  
LEWIS & SONS EL BETHEL RD  
(P21-0130)





# Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: \_\_\_\_\_  
Staff: \_\_\_\_\_

City of Conway Planning Department  
206 Laurel Street, 29526

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

FAX: (843) 488-9890  
[www.cityofconway.com](http://www.cityofconway.com)

## Notice

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PHYSICAL ADDRESS OF PROPERTY: El Bethel Road, Conway, SC FEE PAID  YES  NO

AREA OF SUBJECT PROPERTY (ACREAGE): 6.39 PIN: 33707020002

CURRENT ZONING CLASSIFICATION: CFA

COMPREHENSIVE PLAN 2035 FUTURE LAND USE Neighborhood Commercial

REQUESTED ZONING CLASSIFICATION: Institutional

NAME OF PROPERTY OWNER(S):

Indigo Properties I, LLC PHONE # 843-235-6747

PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):

90 Wall Street / Unit B

Pawleys Island, SC 29585

\*\*\*\*\*

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

  
PROPERTY OWNER'S SIGNATURE(S)

1/24/23  
DATE

PROPERTY OWNER'S SIGNATURE(S)

DATE

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



# PETITION FOR ANNEXATION

<b>Staff Use Only</b>
Received: _____
Staff: _____

City of Conway Planning Department  
206 Laurel Street, 29526

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

FAX: (843) 488-9890  
[www.cityofconway.com](http://www.cityofconway.com)

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: Dunn Shortcut Road / El Bethel Road  
 PIN: 33707020002 ACREAGE: 6.39  
 PROPERTY ADDRESS: El Bethel Road, Conway, SC  
 PROPERTY OWNER MAILING ADDRESS: 90 Wall Street / Unit B, Pawleys Island, SC 29585  
 PROPERTY OWNER TELEPHONE NUMBER: 843-235-6747  
 PROPERTY OWNER EMAIL ADDRESS: dstacy@oxnerandstacy.com

PROPERTY OWNERS (Attach additional sheets if necessary)  
Daniel W. Stacy Jr [Signature] DATE: 1/24/23  
 (Print) (Signature)  
 \_\_\_\_\_ DATE: \_\_\_\_\_  
 (Print) (Signature)

IS THERE A STRUCTURE ON THE LOT: No STRUCTURE TYPE: N/A  
 CURRENT USE: CFA / Vacant Lot





DETAILS

Search Results



Bookmark

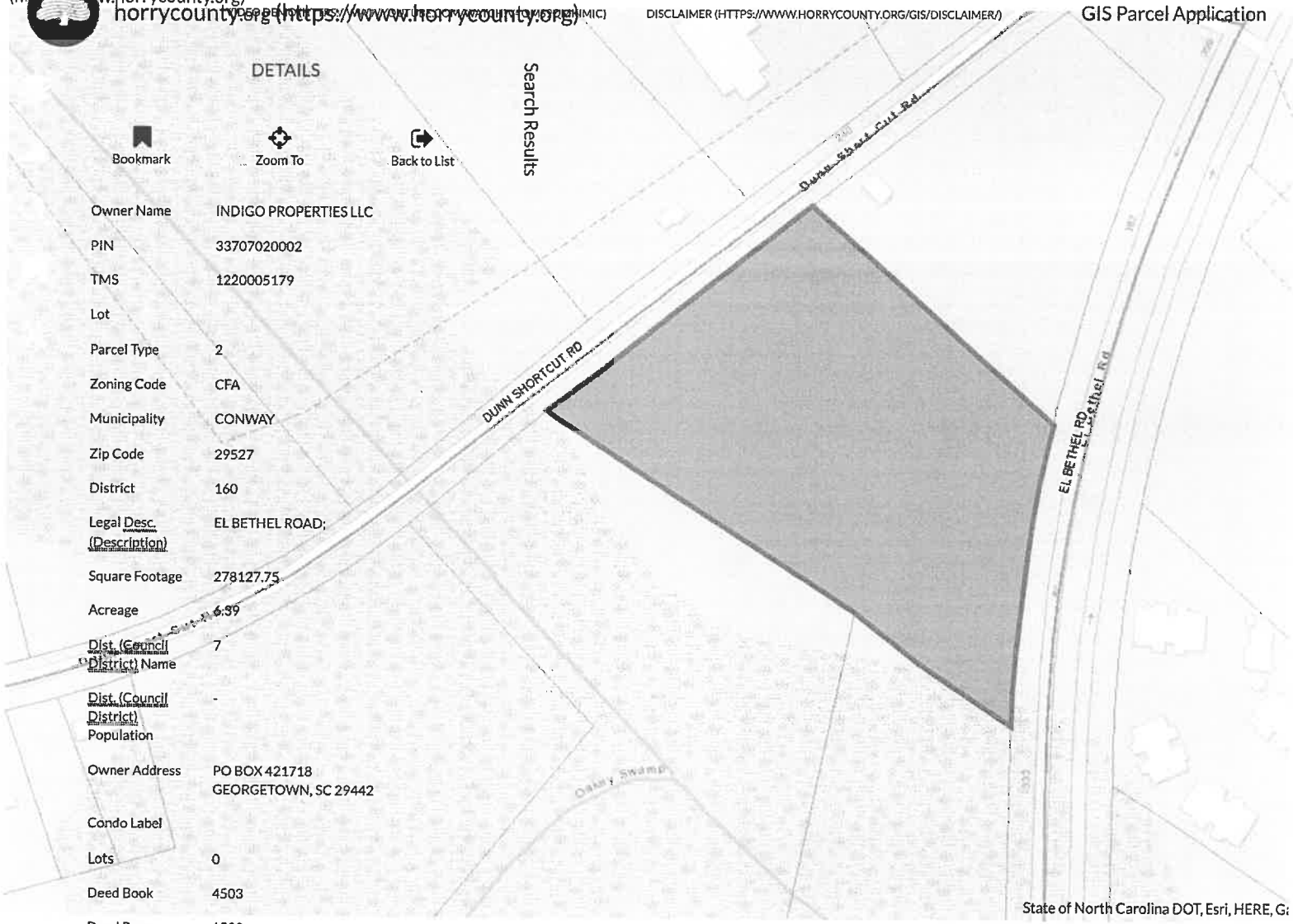


Zoom To

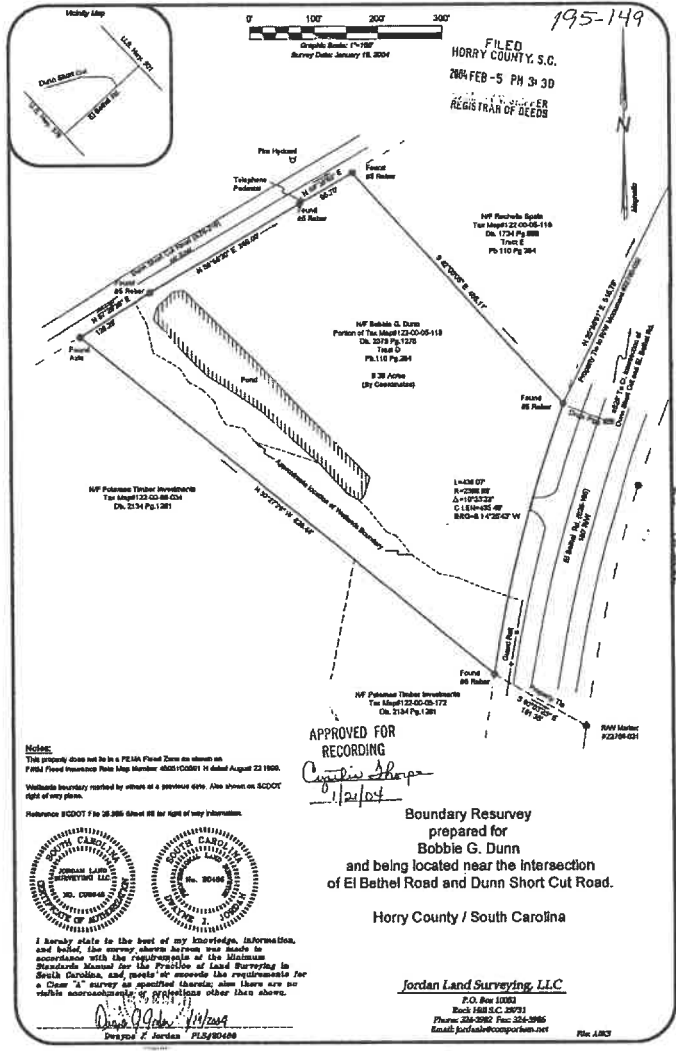


Back to List

Owner Name	INDIGO PROPERTIES LLC
PIN	33707020002
TMS	1220005179
Lot	
Parcel Type	2
Zoning Code	CFA
Municipality	CONWAY
Zip Code	29527
District	160
Legal Desc. (Description)	EL BETHEL ROAD;
Square Footage	278127.75
Acreage	6.39
Dist. (Council District) Name	7
Dist. (Council District) Population	-
Owner Address	PO BOX 421718 GEORGETOWN, SC 29442
Condo Label	
Lots	0
Deed Book	4503
Deed Page	1599
Date Sold	SUN JAN 09 2022



State of North Carolina DOT, Esri, HERE, G



FILED  
 Horry County, S.C.  
 2004 FEB -5 PM 3:30  
 J. J. SULLIVER  
 REGISTRAR OF DEEDS

195-149

**NOTES:**  
 This property does not lie in a FEMA Flood Zone as shown on  
 FEMA Flood Insurance Rate Map Number 45051C0001H dated August 23 1998.  
 Wetlands boundary marked by others at a previous date. Also shown on SCDDOT  
 right of way plans.  
 Reference to SCDDOT File 28-356 should be for right of way information.



I hereby state to the best of my knowledge, information,  
 and belief, the survey shown herein was made in  
 accordance with the requirements of the Minimum  
 Standards issued for the Practice of Land Surveying in  
 South Carolina, and meets or exceeds the requirements for  
 a Class "A" survey as specified therein, also there are no  
 visible encroachments or objections other than shown.

*David Z. Jordan*  
 David Z. Jordan PLS/20466

APPROVED FOR  
 RECORDING  
*Caroline Sharp*  
 2/12/04

Boundary Resurvey  
 prepared for  
 Bobbie G. Dunn  
 and being located near the intersection  
 of El Bethel Road and Dunn Short Cut Road.  
 Horry County / South Carolina

**Jordan Land Surveying, LLC**  
 P.O. Box 10363  
 Rock Hill S.C. 29731  
 Phone: 204-2092 Fax: 204-2995  
 Email: jordan@compuserve.net File: ABC

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS SHOWN IN THE TITLE BLOCK AND THIS DOES NOT MAKE ANY CERTIFICATION TO ANY UNNAMED PARTIES WITHOUT A REVISION AND UPDATE TO THE CERTIFICATION WITH THE CLIENT'S AUTHORIZATION. ADDITIONAL FEES.



VICINITY MAP

NOTES

1. DATE OF FIELD WORK: JULY 2, 2021.
2. PROPERTY ZONED "CPA" BY COUNTY.
3. AS SHOWN ON FLOOD MAP A893(C) 501 H DATED AUGUST 23, 1998.
4. SETBACKS SHOWN PER "CPA" ADDITIONAL COMMUNITY SETBACKS MAY APPLY.
5. FRONT: 25'
6. SIDE: 10'
7. REAR: 10'
8. SUBJECT TO ANY TITLE REPORT DISCLOSURE-NOT SUPPLIED.
9. TMS: 122-00-05-179
10. PIN: 337-07-02-0002

REFERENCE

PLAT BOOK: 195 PAGE: 149  
DEED BOOK: 2893 PAGE: 1171

BOUNDARY SURVEY

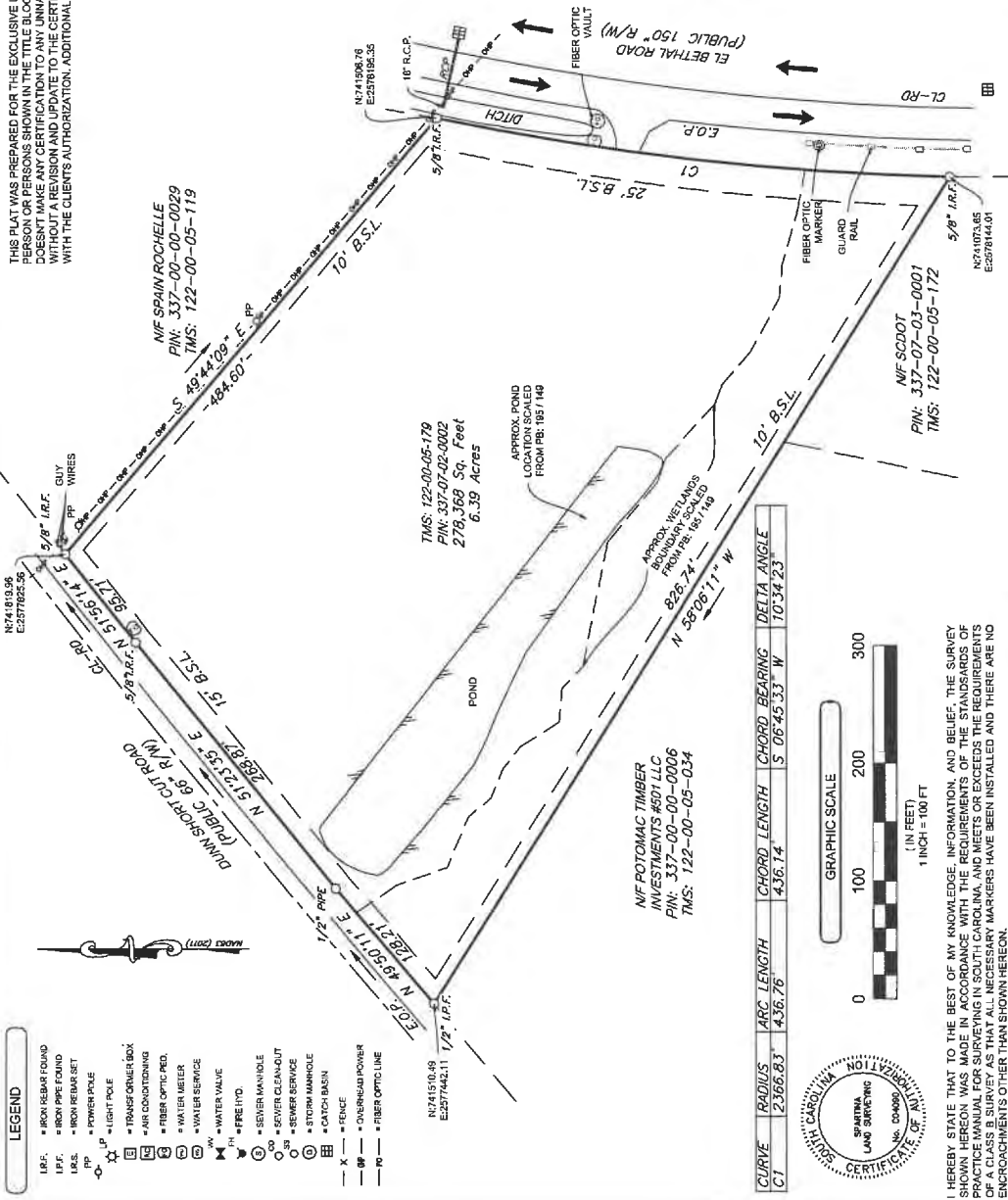
OF  
EL BETHEL RD  
LOCATED IN CONWAY  
HORRY COUNTY, SOUTH CAROLINA  
PREPARED FOR  
**CHIP ABERNATHY**  
AUGUST 9, 2021

SURVEYED AND MAPPED BY  
SPARTANA LAND SURVEYING  
802 MAIN STREET, CONWAY SC 29526  
PHONE: 843-340-0285 / OFFICE 843-488-1040

MBP

EL BETHEL RD BOUNDARY.DWG

JOB# 21-18-21193



LEGEND

- IR.F. = IRON REBAR FOUND
- IP.F. = IRON PIPE FOUND
- IR.S. = IRON REBAR SET
- PP. = POWER POLE
- LP. = LIGHT POLE
- TFB. = TRANSFORMER BOX
- AC. = AIR CONDITIONING
- FOP. = FIBER OPTIC PED.
- WM. = WATER METER
- WS. = WATER SERVICE
- WV. = WATER VALVE
- FH. = FIRE HYD.
- SM. = SEWER MANHOLE
- SC.O. = SEWER CLEAN-OUT
- SS. = SEWER SERVICE
- STM. = STORM MANHOLE
- CB. = CATCH-BASIN
- X. = FENCE
- OP. = OVERHEAD POWER
- FO. = FIBER OPTIC LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2366.83'	436.76'	436.74'	S 06°45'33" W	103°24'23"

GRAPHIC SCALE



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING BOARD. ALL NECESSARY MARKERS HAVE BEEN INSTALLED AND THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN HEREON.

F. WILLIAM FAIREY IV, P.L.S. #27448

**DATE: APRIL 17, 2023**

**ITEM: IV.H**

**ISSUE:**

**Final Reading of Ordinance #ZA2023-04-03 (H)**, to annex approximately 9.04 acres of property located on El Bethel Road (PIN 337-06-01-0006), and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Institutional (IN).

**BACKGROUND:**

This property is one of four (4) properties proposed to be annexed and/or rezoned to the Institutional (IN) district. This tract is one of three (3) on the same side of El Bethel Rd. Unlike the other two (2) properties on this side of El Bethel, this tract is still in Horry County’s jurisdiction, and in addition to rezoning, must also be annexed. The applicant submitted the applications for annexation and rezoning in conjunction with the other properties on January 24, 2023. The intended use of the parcels is medical facilities. The applicant intends to combine this property with the other two (2) properties on this side of El Bethel Rd once the annexation and rezoning is complete.

*Per Section 3.2.8 of the UDO, the intent of the IN district is to provide areas for the development of medical, educational, and higher educational facilities in a campus-like setting. More specifically, the district is intended to accommodate the development styles, uses and accessory uses associated with these facilities. The district is not intended for businesses engaged in retail sales, except for those businesses that are clearly accessory to and specifically provide services to the permitted principal use.*

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The *Comprehensive Plan* identifies these parcels as High-Density Residential (R-3) on the Future Land Use Map. *Section 3.2.5* of the UDO defines R-3 as follows:

*The intent of the R-3 district is to provide areas for high-density attached, detached, semi-detached, 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.*

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission held the required public hearing at their March 2, 2023 meeting. There was no public input. The applicant’s agent was present to answer any questions and explain the request. Planning Commission unanimously recommended approval of the rezoning request.

**CITY COUNCIL:**

City Council approved first reading of the request at their March 20, 2023 meeting.

**STAFF RECOMMENDATION:**

Approve **Final Reading of Ordinance #ZA2023-04-03 (H)**.

**ORDINANCE #ZA2023-04-03 (H)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 9.04 ACRES OF PROPERTY LOCATED ON EL BETHEL ROAD (PIN 337-06-01-0006), AND REQUEST TO REZONE FROM THE HORRY COUNTY COMMERCIAL FOREST AGRICULTURE (CFA) DISTRICT TO THE CITY OF CONWAY INSTITUTIONAL (IN) 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 9.04 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 9.04 acres of property located on El Bethel Rd (PIN 337-06-01-0006), and request to rezone from the Horry County Commercial Forest Agriculture (CFA) District to the City of Conway Institutional (IN) 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 Institutional (IN) 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 April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member



\_\_\_\_\_  
Larry A. White, Council Member

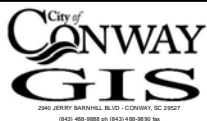
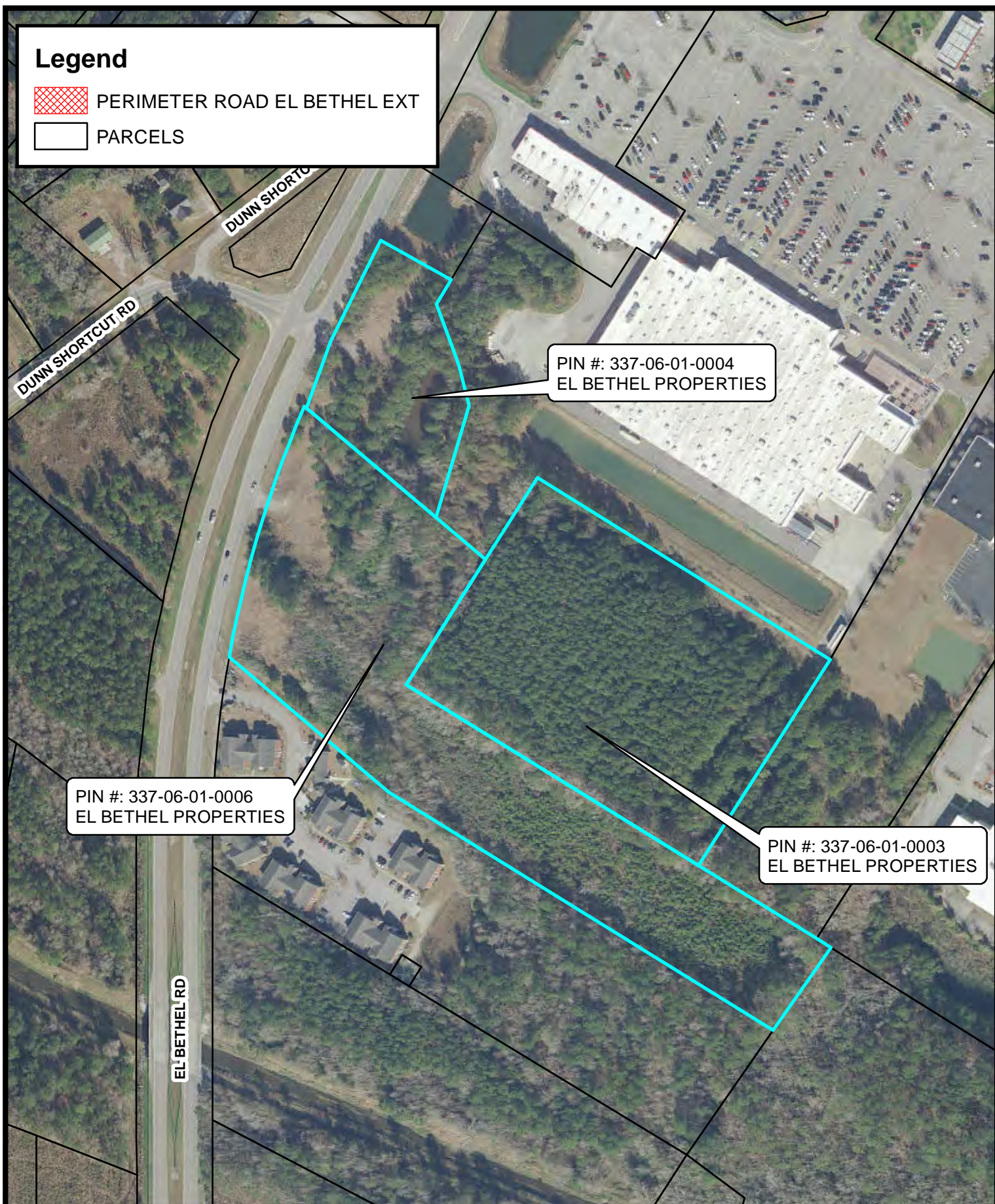
\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: March 20, 2023

Final Reading: April 17, 2023

# Legend

-  PERIMETER ROAD EL BETHEL EXT
-  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.

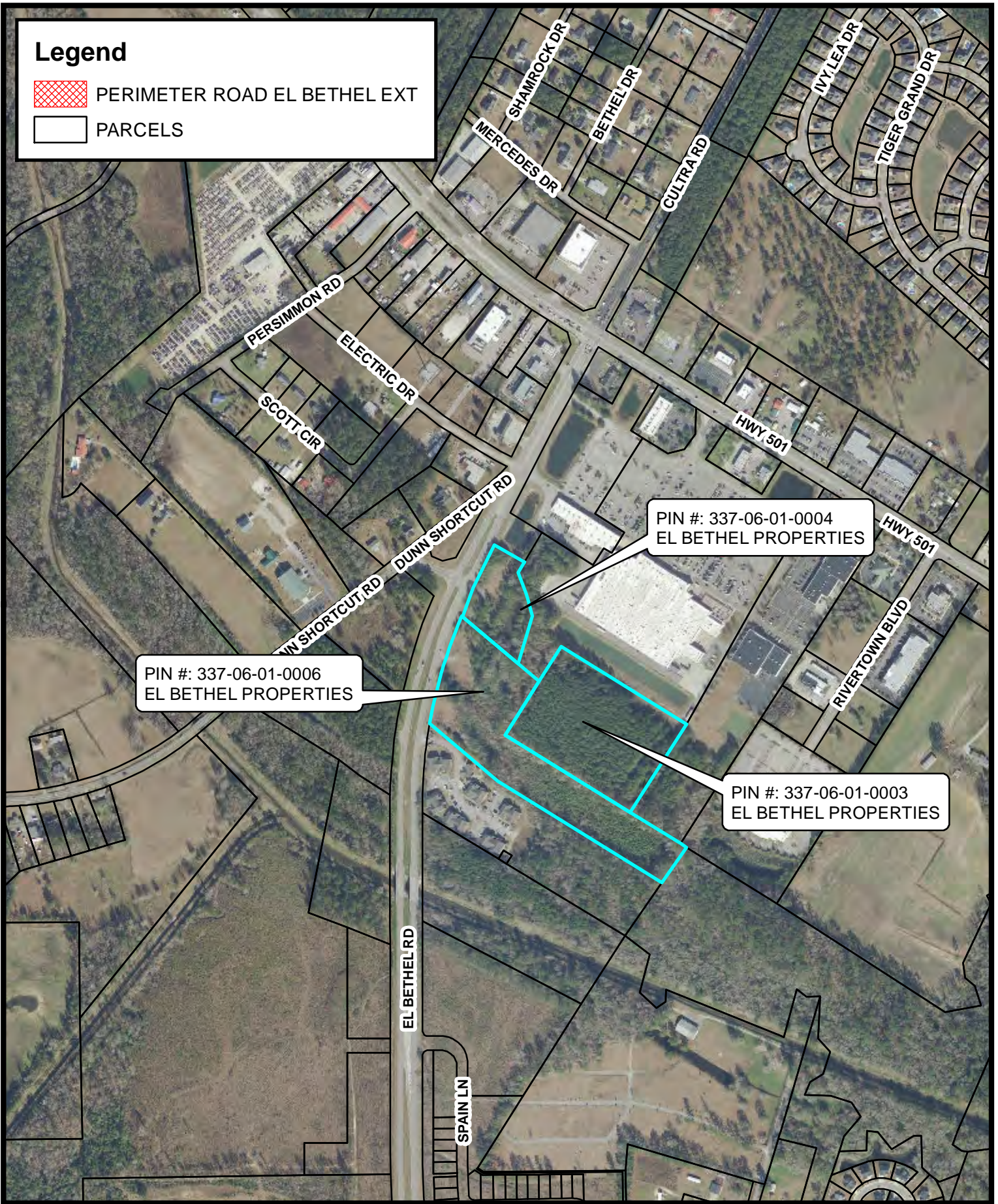


3 PARCELS OFF EL BETHEL RD  
(P23-0031)



# Legend

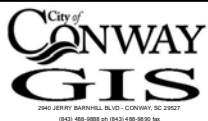
-  PERIMETER ROAD EL BETHEL EXT
-  PARCELS



PIN #: 337-06-01-0006  
EL BETHEL PROPERTIES

PIN #: 337-06-01-0004  
EL BETHEL PROPERTIES

PIN #: 337-06-01-0003  
EL BETHEL PROPERTIES



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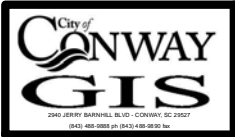
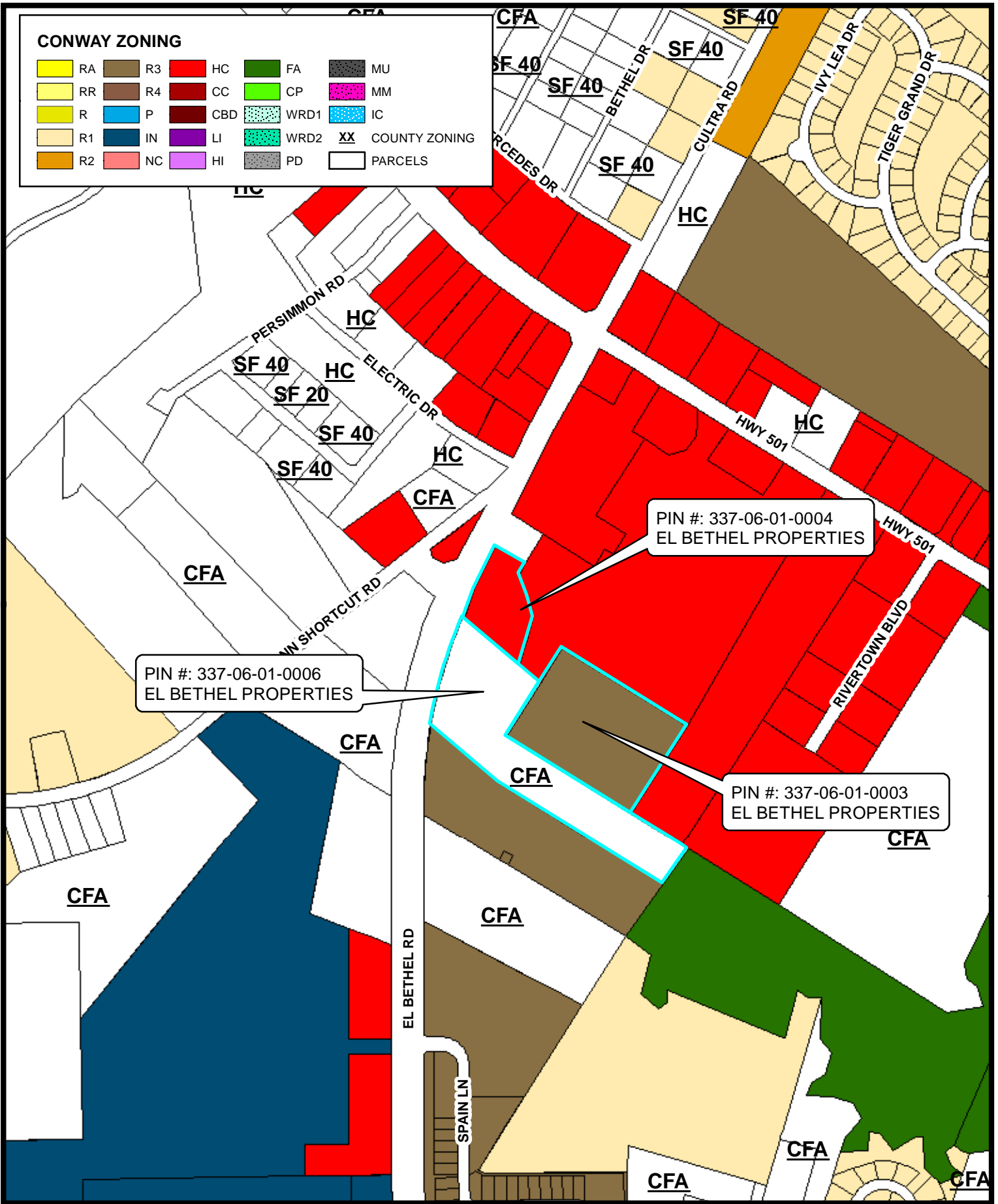
3 PARCELS OFF EL BETHEL RD  
(P23-0031)





**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




















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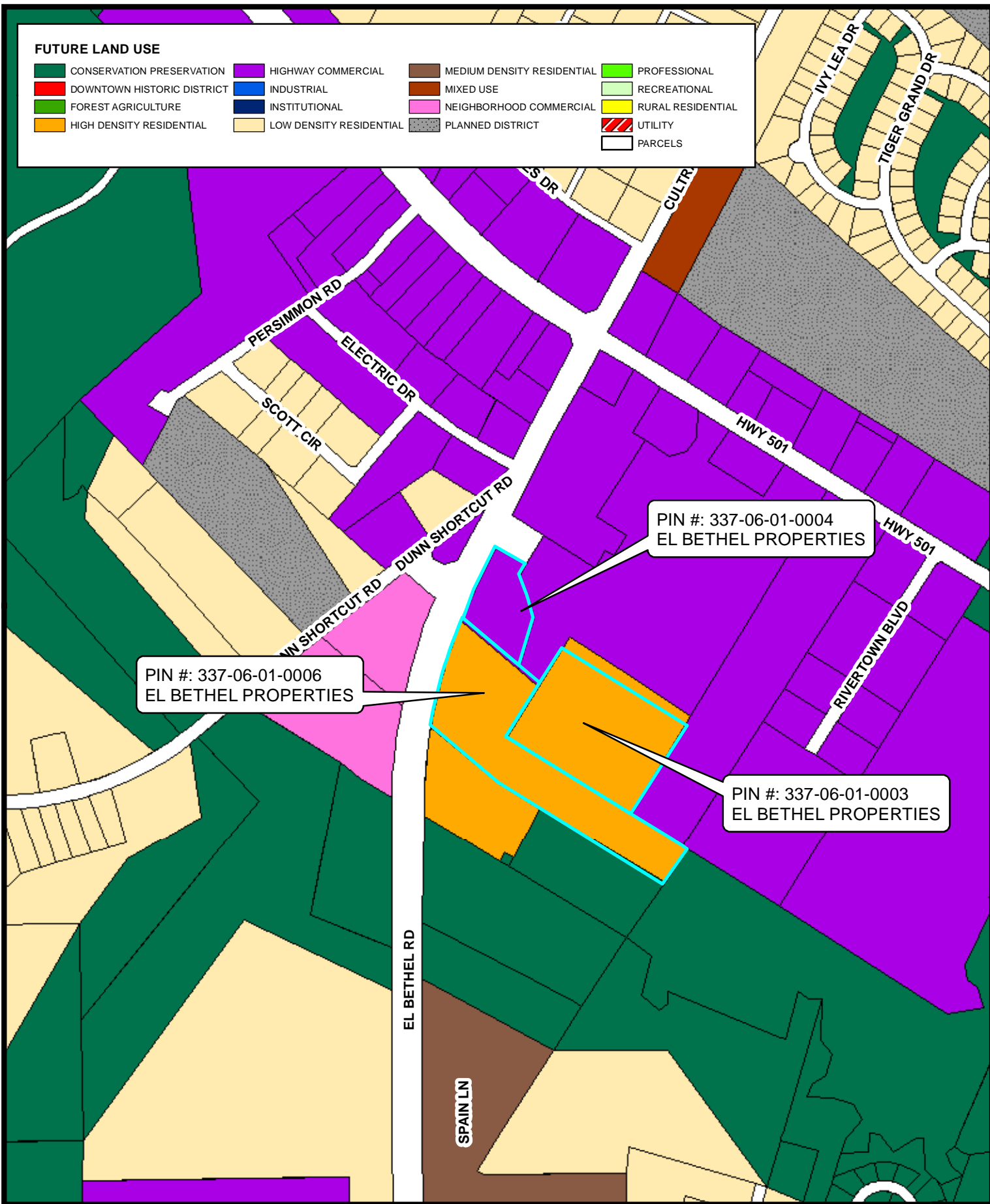


3 PARCELS OFF EL BETHEL RD  
(P23-0031)



**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           |








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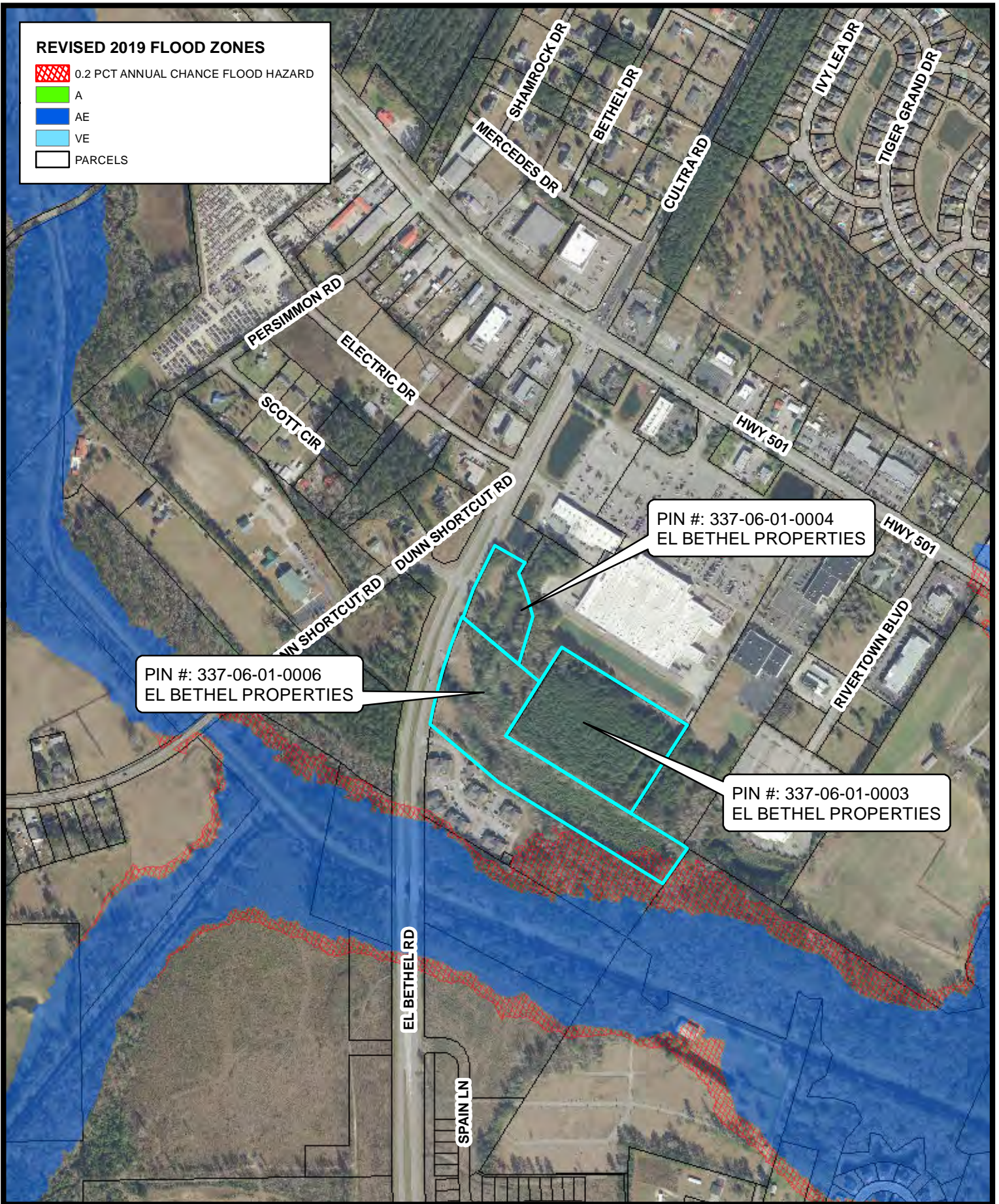


3 PARCELS OFF EL BETHEL RD  
(P23-0031)



**REVISED 2019 FLOOD ZONES**

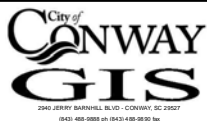
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  VE
-  PARCELS



PIN #: 337-06-01-0006  
EL BETHEL PROPERTIES

PIN #: 337-06-01-0004  
EL BETHEL PROPERTIES

PIN #: 337-06-01-0003  
EL BETHEL PROPERTIES



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3 PARCELS OFF EL BETHEL RD  
(P23-0031)





# PETITION FOR ANNEXATION

Staff Use Only
Received: _____
Staff: _____

City of Conway Planning Department  
206 Laurel Street, 29526

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

FAX: (843) 488-9890  
[www.cityofconway.com](http://www.cityofconway.com)

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: Conway Township  
 PIN: 33706010006 ACREAGE: 9.04 +/-  
 PROPERTY ADDRESS: El Bethel Road  
 PROPERTY OWNER MAILING ADDRESS: 90 Wall Street / Unit B, Pawleys Island, SC 29585  
 PROPERTY OWNER TELEPHONE NUMBER: 843-235-6747  
 PROPERTY OWNER EMAIL ADDRESS: dstacy@oxnerandstacy.com

PROPERTY OWNERS (Attach ad  
 \_\_\_\_\_ DATE: 1/24/23  
 (Print) (Signature)  
 \_\_\_\_\_ DATE: \_\_\_\_\_  
 (Print) (Signature)

IS THERE A STRUCTURE ON THE LOT: No STRUCTURE TYPE: N/A  
 CURRENT USE: CFA



# Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: \_\_\_\_\_  
Staff: \_\_\_\_\_

City of Conway Planning Department  
206 Laurel Street, 29526

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

FAX: (843) 488-9890  
[www.cityofconway.com](http://www.cityofconway.com)

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PHYSICAL ADDRESS OF PROPERTY: El Bethel Road FEE PAID  YES  NO

AREA OF SUBJECT PROPERTY (ACREAGE): 9.04 Acres +/- PIN: 33706010006

CURRENT ZONING CLASSIFICATION: CFA

COMPREHENSIVE PLAN 2035 FUTURE LAND USE NC

REQUESTED ZONING CLASSIFICATION: Institutional

NAME OF PROPERTY OWNER(S):  
Indigo Properties I, LLC PHONE # 843-235-6747  
PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):  
90 Wall Street / Unit B  
Pawleys Island, SC 29585

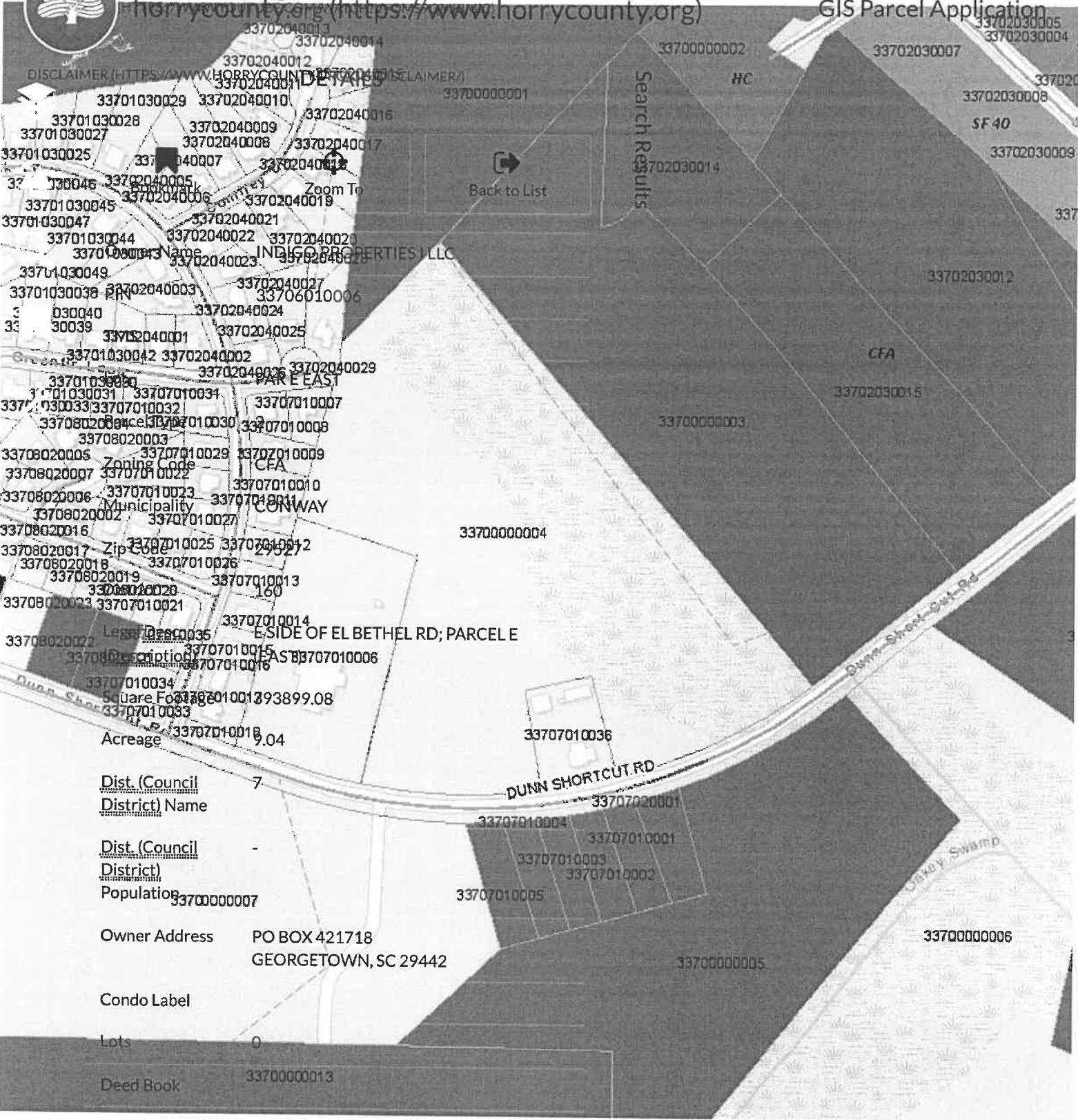
\*\*\*\*\*

I (we) the owner(s) do hereby certify that all information presented in this *Zoning Map Amendment Application* is correct and there are no covenants or deed restrictions in place that would prohibit this request.

 DATE 1/24/23  
PROPERTY OWNER'S SIGNATURE(S) DATE

PROPERTY OWNER'S SIGNATURE(S) DATE

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



Dist. (Council District) Name 7

Dist. (Council District) Population 3370000007

Owner Address PO BOX 421718  
GEORGETOWN, SC 29442

Condo Label

Lots 0

Deed Book 33700000013

Deed Page

Date Sold SUN DEC 31 1899

305-132



**VICINITY MAP**  
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS SHOWN IN THE TITLE BLOCK AND IT DOES NOT MAKE ANY CERTIFICATION TO ANY UNMAPPED PARCELS OR TO ANY UNMAPPED PORTIONS OF THE PLAT WITH THE CLIENT'S AUTHORIZATION, ADDITIONAL FEES.

- NOTES**
- DATE OF FIELD WORK: MARCH 2022
  - THIS SURVEY IS CONDUCTED IN ZONE 7 AND ZONE 7A CHANGING AS SHOWN ON LDDO MAP 485010207K & 468510208K, DATED DECEMBER 18, 2021.
  3. SUBJECT TO ANY TITLE RESERVATION, DISCLOSURE-NOT SUPPLIED.
  4. THIS (PARCEL E): 122-00-05-119
  5. OWNER OF RECORD: ROCKELLE SPAHN 1744 1/2 ACRES DEED BOOK 3172 P. 571
  6. OWNER OF RECORD: DR. TRACY P. 868 APRIL 19, 1984

- REFERENCES**
- PLAT BOOK: 110 PAGE 284
  - PLAT BOOK: 224 PAGE 235
  - PLAT BOOK: 225 PAGE 235
  - PLAT BOOK: 148 PAGE 148
  - PLAT BOOK: 103 PAGE 102
  - PLAT BOOK: 188 PAGE 188
  - PLAT BOOK: 133 PAGE 133
  - PLAT BOOK: 146 PAGE 205
  - DEED BOOK: 3128 PAGE 1089
  - DEED BOOK: 1174 PAGE 868
  - DEED BOOK: 1814 PAGE 868
  - DEED BOOK: FILE 26-985

DATE OF ORIGINAL SURVEY: APRIL 1, 2023  
 DATE OF REVISION: APRIL 26, 2023  
 REVISION: \_\_\_\_\_  
 REVISION: \_\_\_\_\_

**Spartina LAND SURVEY I**  
**BOUNDARY SUBDIVISION SURVEY**  
 OF  
**9.04 ACRES OF PARCELS**  
**LOCATED IN CONWAY TOWNSHIP**  
**HORRY COUNTY, SOUTH CAROLINA**  
**PREPARED FOR**  
**INDIGO PROPERTIES I, L**  
**APRIL 26, 2022**

SURVEYED AND MAPPED BY  
**SPARTINALAND SURVEYING**  
 802 MAIN STREET, CONWAY SC 29528  
 PHONE: 843-540-0285 / OFFICE 843-485-1040

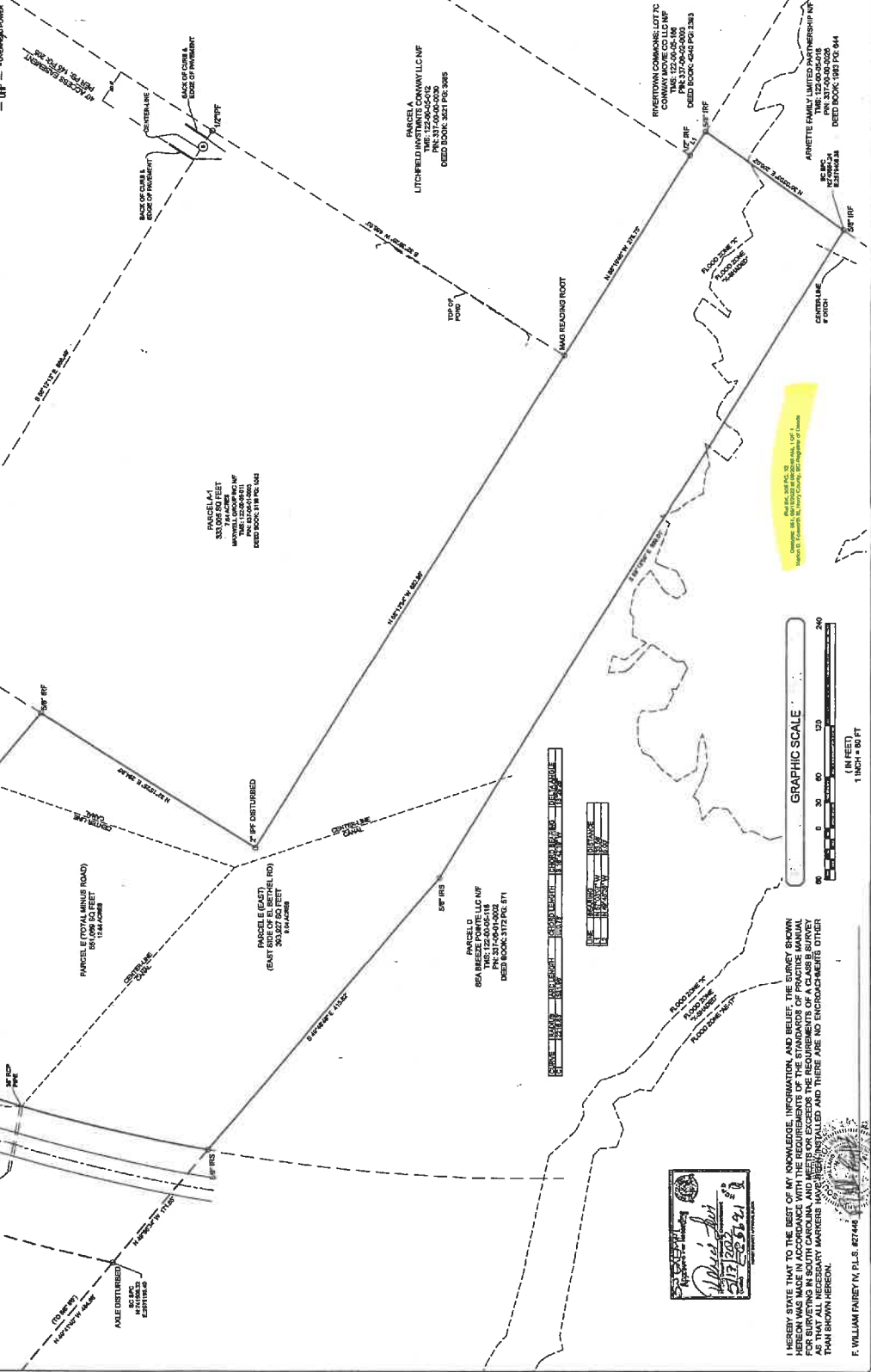
EL BETHEL PARCEL LINDS  
 JOB# 21162311

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I (AM WE AND THE OWNERS) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF DEVELOPMENT (PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN ON SAID PLAT.

(NAME) ROCKELLE SPAHN (SIGNATURE) (DATE) 4/26/23  
 (NAME) ROCKELLE SPAHN (SIGNATURE) (DATE) 4/26/23

**CERTIFICATE OF NON-EVALUATION FOR WATER AND SEWER AVAILABILITY**  
 THE PROPERTY OWNER OF RECORD HEREBY ACKNOWLEDGES THAT THE SURVEYED PARCELS AND/OR TRACT REMAINDER HAS NOT BEEN REVIEWED TO DETERMINE THE AVAILABILITY OF ON-SITE WASTE DISPOSAL SYSTEMS OR PROVISION OF PUBLIC WATER/SEWER SERVICES. RECORDATION OF THIS PLAT SHALL NOT BE AN IMPLIED OR EXPLICIT WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE AVAILABILITY OF PUBLIC WATER/SEWER SERVICES OR BEING SERVICED BY ON-SITE WASTE DISPOSAL OR PUBLIC WATER/SEWER SYSTEMS. UNLESS OTHERWISE STATED HEREON, ALL SURVEYED PARCELS AND/OR TRACT REMAINDER HAVE NOT BEEN REVIEWED FOR ON-SITE WASTE DISPOSAL SYSTEMS OR PUBLIC WATER/SEWER SERVICES.

(NAME) ROCKELLE SPAHN (SIGNATURE) (DATE) 4/26/23  
 (NAME) ROCKELLE SPAHN (SIGNATURE) (DATE) 4/26/23



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN ON THIS PLAT IS ACCURATE AND CORRECT AND THAT I (WE) HEREBY ADOPT THIS PLAN OF DEVELOPMENT (PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN ON SAID PLAT.

F. WILLIAM FAHEY IV, P.L.S. 827446



**DATE: APRIL 17, 2023**

**ITEM: IV.I**

**ISSUE:**

**Final Reading of Ordinance #ZA2023-04-03 (I)**, to rezone 7.64 acres of property located on El Bethel Road (PIN 337-06-01-0003), from City of Conway High-Density Residential (R-3) to City of Conway Institutional (IN).

**BACKGROUND:**

This property is one of four (4) properties proposed to be annexed and/or rezoned to the Institutional (IN) district. This tract is one of three (3) on the same side of El Bethel Rd. The applicant submitted the applications for annexation and rezoning in conjunction with the other properties on January 24, 2023. The intended use of the parcels is medical facilities. The applicant intends to combine this property with the other two (2) properties on this side of El Bethel Rd once the annexation and rezoning is complete.

*Per Section 3.2.8 of the UDO, the intent of the IN district is to provide areas for the development of medical, educational, and higher educational facilities in a campus-like setting. More specifically, the district is intended to accommodate the development styles, uses and accessory uses associated with these facilities. The district is not intended for businesses engaged in retail sales, except for those businesses that are clearly accessory to and specifically provide services to the permitted principal use.*

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The *Comprehensive Plan* identifies these parcels as High-Density Residential (R-3) on the Future Land Use Map. *Section 3.2.5* of the UDO defines R-3 as follows:

*The intent of the R-3 district is to provide areas for high-density attached, detached, semi-detached, 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.*

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission held the required public hearing at their March 2, 2023 meeting. There was no public input. The applicant's agent was present to answer any questions and explain the request. Planning Commission unanimously recommended approval of the rezoning request.

**CITY COUNCIL:**

City Council approved First Reading of the request at their March 20, 2023 meeting.

**STAFF RECOMMENDATION:**

Approve Final Reading of **Ordinance #ZA2023-04-03 (I)**.



**ORDINANCE #ZA2023-04-03 (I)**

**AN ORDINANCE TO REZONE APPROXIMATELY 7.64 ACRES OF PROPERTY LOCATED ON EL BETHEL ROAD (PIN 337-06-01-0003) FROM THE HIGH-DENSITY RESIDENTIAL (R-3) DISTRICT TO THE INSTITUTIONAL (IN) 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 7.64 acres located on El Bethel Road (PIN 337-06-01-0003) from High-Density Residential (R-3) to Institutional (IN); and

**WHEREAS**, the Planning Commission of the City of Conway, on March 2, 2023, held the required public hearing to discuss the request to rezone from High-Density Residential (R-3) to Institutional (IN), 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 subject 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 7.64 acres located on El Bethel Road (PIN 337-06-01-0003) from High-Density Residential (R-3) to Institutional (IN); 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 April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member



\_\_\_\_\_  
Larry A. White, Council Member

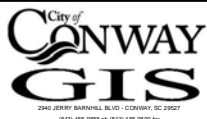
\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: March 20, 2023

Final Reading: April 17, 2023

# Legend

-  PERIMETER ROAD EL BETHEL EXT
-  PARCELS





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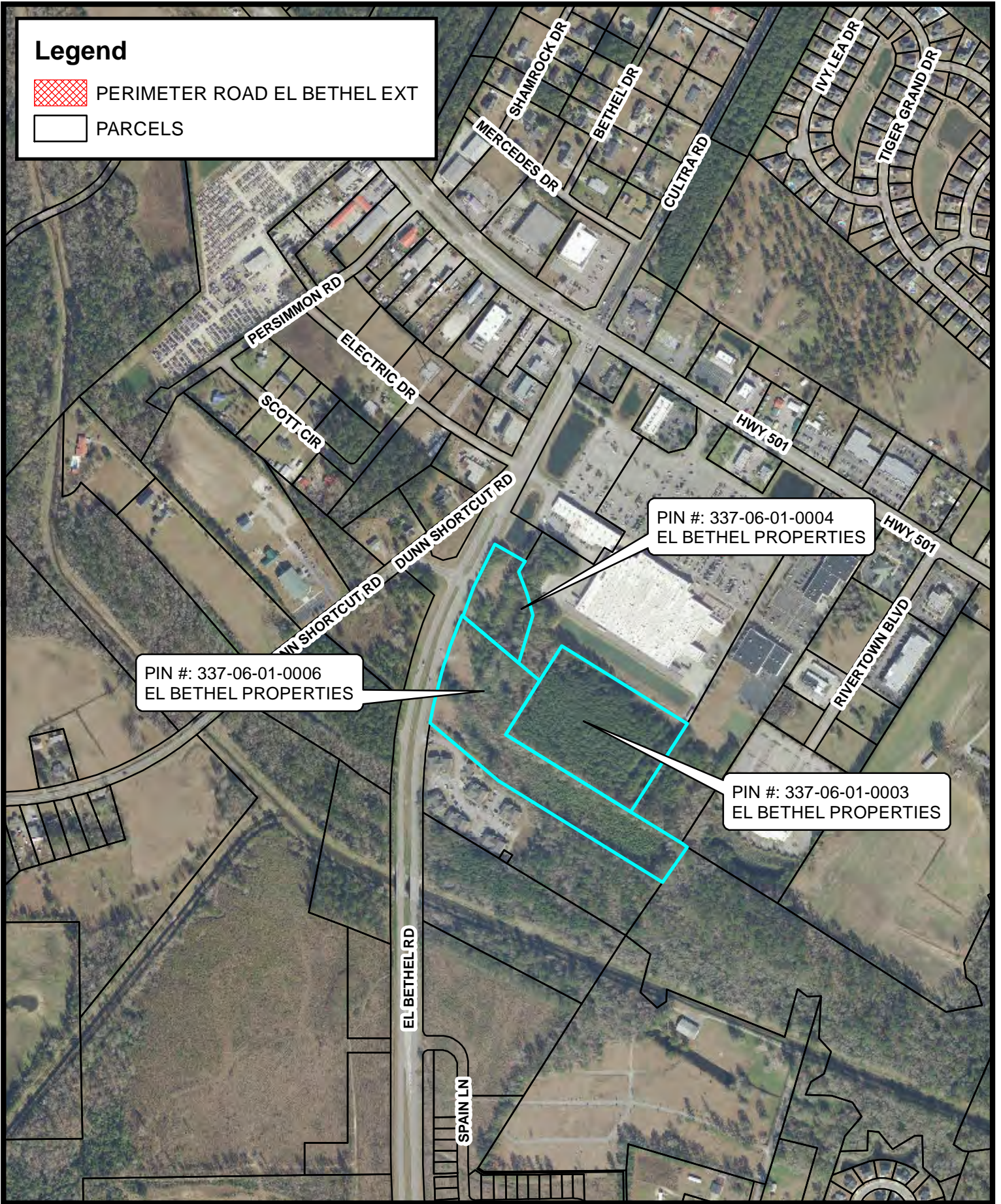


3 PARCELS OFF EL BETHEL RD  
(P23-0031)



# Legend

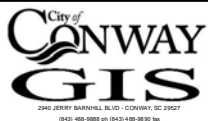
-  PERIMETER ROAD EL BETHEL EXT
-  PARCELS



PIN #: 337-06-01-0006  
EL BETHEL PROPERTIES

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EL BETHEL PROPERTIES

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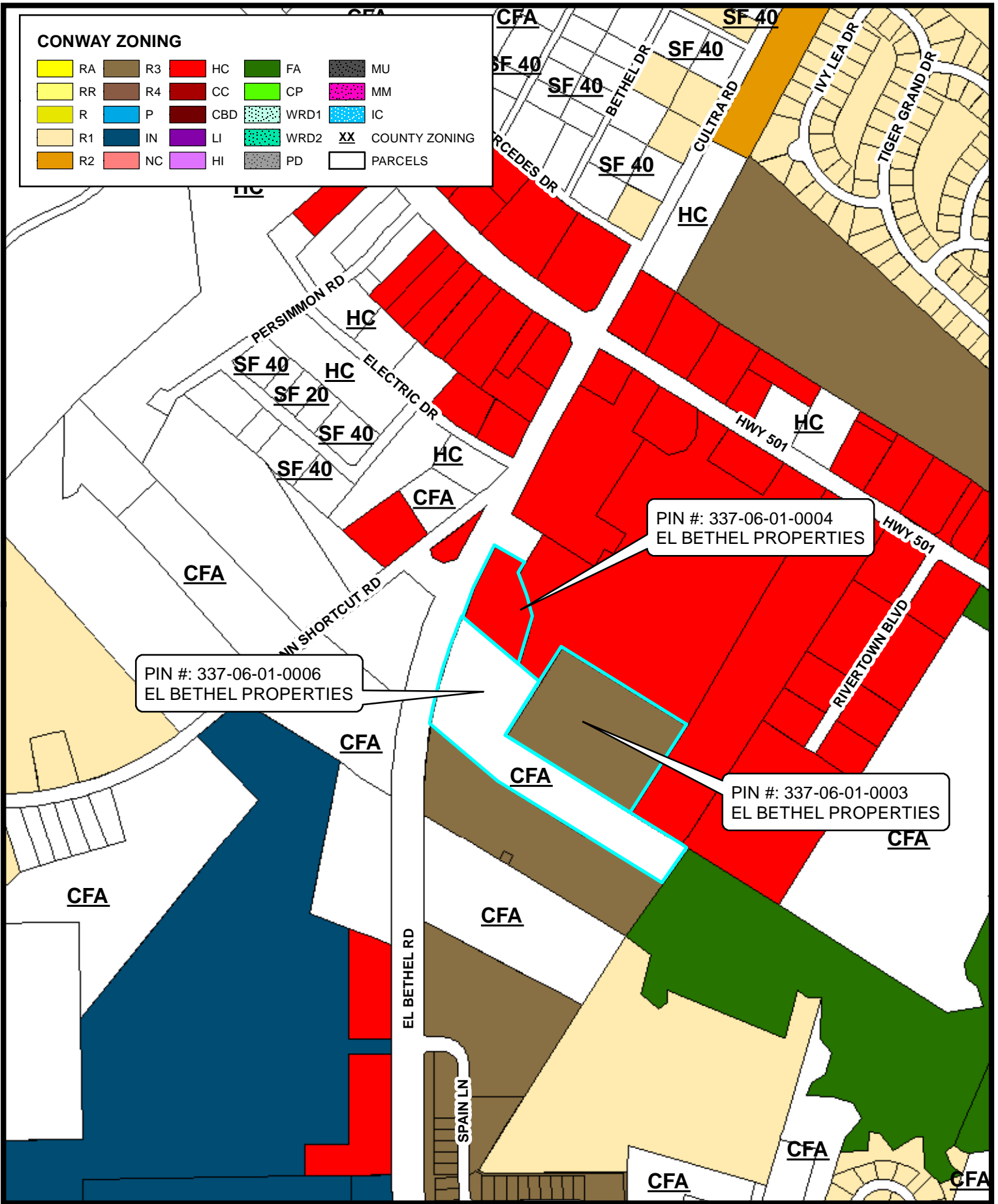


3 PARCELS OFF EL BETHEL RD  
(P23-0031)



**CONWAY ZONING**

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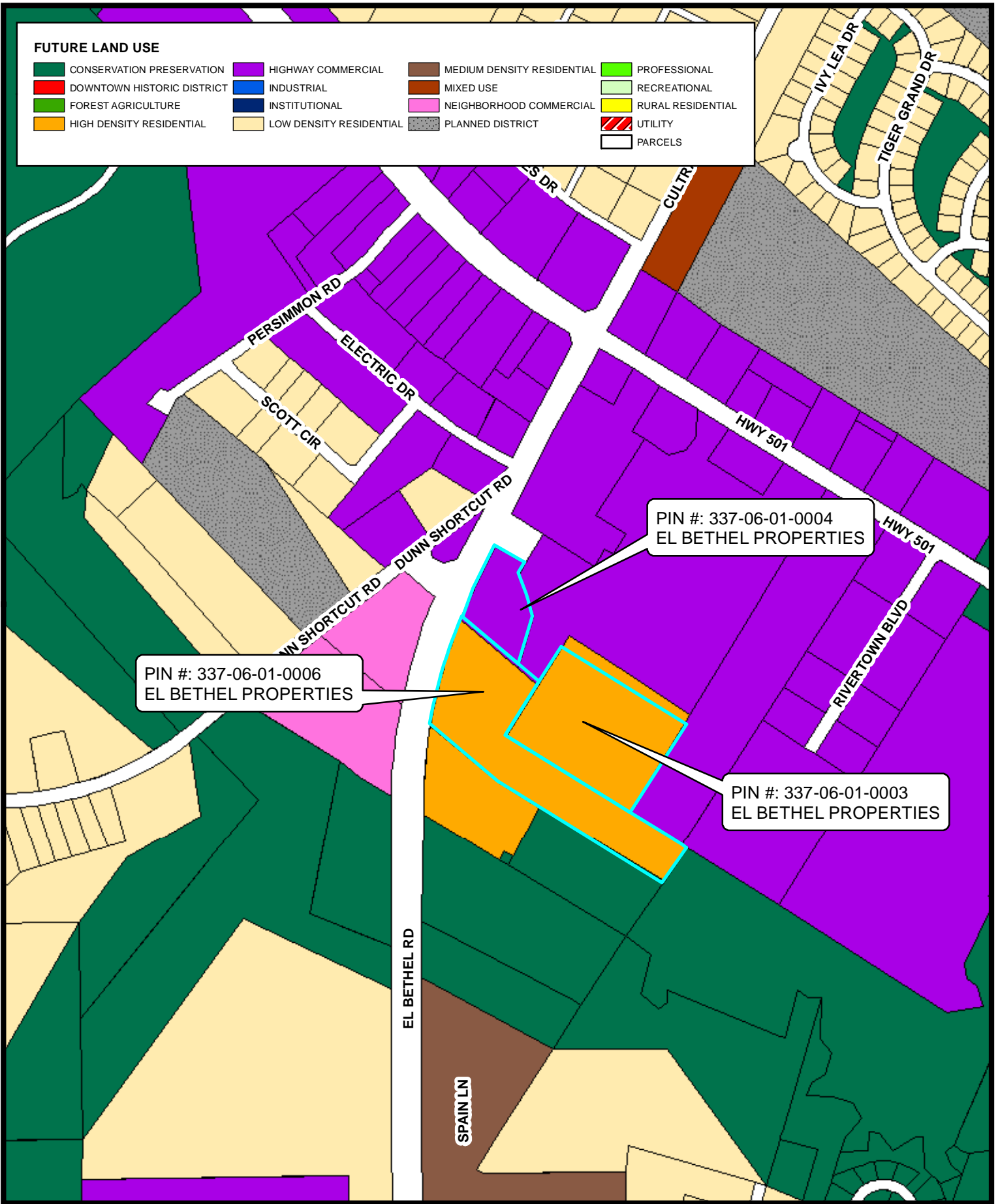


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


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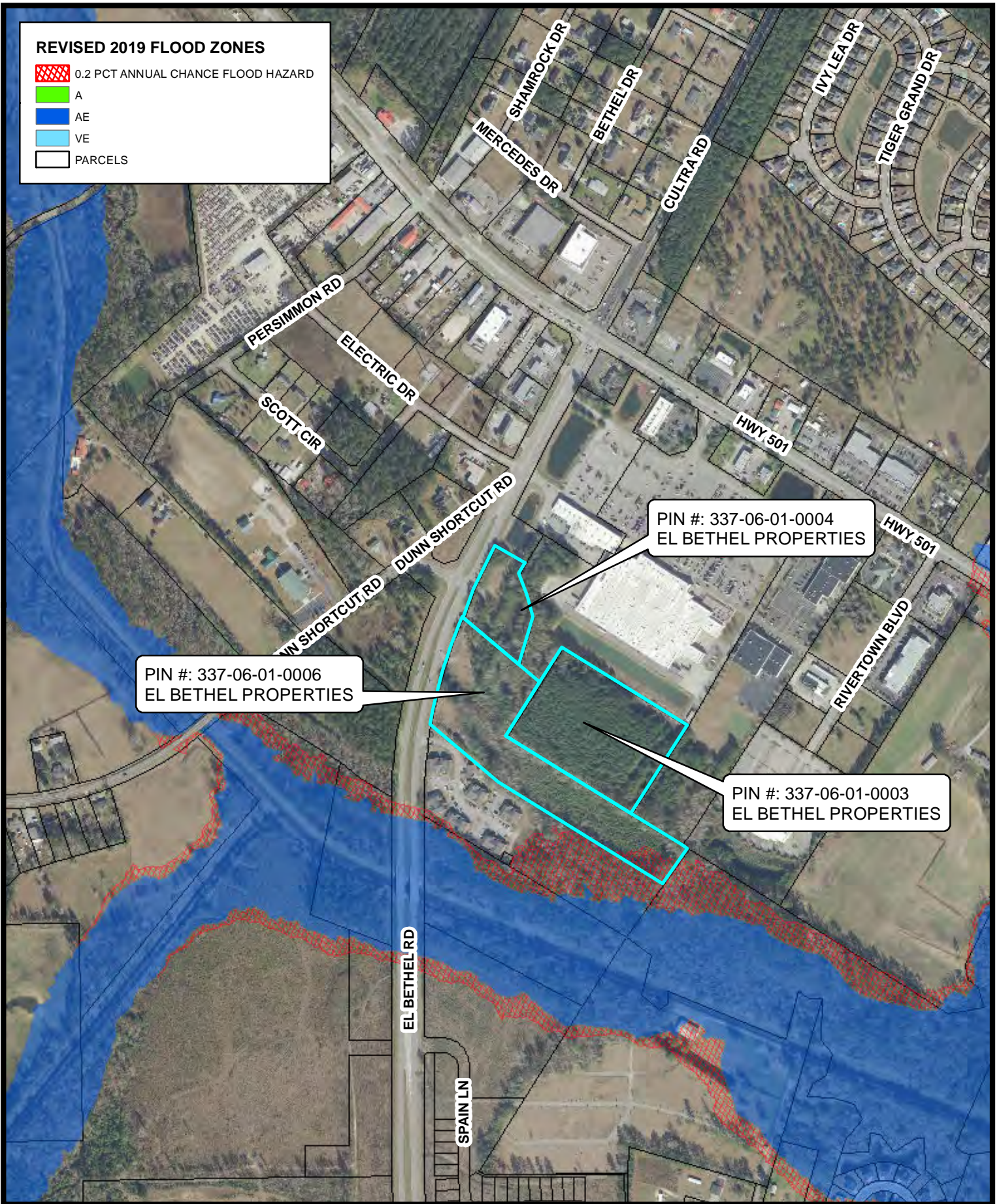


3 PARCELS OFF EL BETHEL RD  
(P23-0031)



**REVISED 2019 FLOOD ZONES**

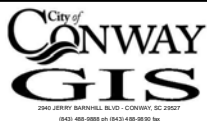
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
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-  AE
-  VE
-  PARCELS



PIN #: 337-06-01-0006  
EL BETHEL PROPERTIES

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EL BETHEL PROPERTIES



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3 PARCELS OFF EL BETHEL RD  
(P23-0031)





# Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: \_\_\_\_\_  
Staff: \_\_\_\_\_

City of Conway Planning Department  
206 Laurel Street, 29526

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

FAX: (843) 488-9890  
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PHYSICAL ADDRESS OF PROPERTY: W 501 & S165, Parcel A-1 FEE PAID  YES  NO

AREA OF SUBJECT PROPERTY (ACREAGE): 7.64 Acres +/- PIN: 33706010003

CURRENT ZONING CLASSIFICATION: ~~CFA~~ R3

COMPREHENSIVE PLAN 2035 FUTURE LAND USE High Density Residential

REQUESTED ZONING CLASSIFICATION: Institutional

NAME OF PROPERTY OWNER(S):

Indigo Properties I, LLC PHONE # 843-235-6747

PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):

90 Wall Street / Unit B

Pawleys Island, SC 29585

\*\*\*\*\*  
I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

  
PROPERTY OWNER'S SIGNATURE(S)

1/24/23  
DATE

PROPERTY OWNER'S SIGNATURE(S)

DATE

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





337060005  
Bookmark

Zoom To

Back to List

Search Results

Owner Name INDIGO PROPERTIES I LLC

PIN 33706010003

33706010006

TMS 1220005011

Lot

CFA

Parcel Type

Zoning Code

CFA

Municipality

CONWAY

33707020002

Zip Code

29527

District

110

Legal Desc  
(Description)

W 501 & S 165; PARCEL A-1

Square Footage

333079.23

Acreage

7.64

Dist. (Council  
District) Name

7

Dist. (Council  
District)  
Population

-

33707030001

Owner Address

PO BOX 421718  
GEORGETOWN, SC 29442

33706010002

Condo Label

Lots

0

33706040001

33706010001

Deed Book

2568

Deed Page

1253

Date Sold

MON JAN 27 2003

EL BETHEL RD

EL BETHEL RD

EL BETHEL RD

EL BETHEL RD

EL BETHEL RD

EL BETHEL RD

EL BETHEL RD

EL BETHEL RD



**DATE: APRIL 17, 2023**

**ITEM: IV.J**

**ISSUE:**

**Final Reading of Ordinance #ZA2023-04-03 (J)**, to rezone approximately 2.35 acres of property located on El Bethel Road (PIN 337-06-01-0004), from the City of Conway Highway Commercial (HC) District to the City of Conway Institutional (IN) District.

**BACKGROUND:**

This property is one of four (4) properties proposed to be annexed and/or rezoned to the Institutional (IN) district. This tract is one of three (3) on the same side of El Bethel Rd. The applicant submitted the applications for annexation and rezoning in conjunction with the other properties on January 24, 2023. The intended use of the parcels is medical facilities. The applicant intends to combine this property with the other two (2) properties on this side of El Bethel Rd once the annexation and rezoning is complete.

*Per Section 3.2.8 of the UDO, the intent of the IN district is to provide areas for the development of medical, educational, and higher educational facilities in a campus-like setting. More specifically, the district is intended to accommodate the development styles, uses and accessory uses associated with these facilities. The district is not intended for businesses engaged in retail sales, except for those businesses that are clearly accessory to and specifically provide services to the permitted principal use.*

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The *Comprehensive Plan* identifies these parcels as Highway Commercial (HC) on the Future Land Use Map. *Section 3.2.10* of the UDO defines HC as follows:

*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 RECOMMENDATION:**

Planning Commission held the required public hearing at their March 2, 2023 meeting. There was no public input. The applicant's agent was present to answer any questions and explain the request. Planning Commission unanimously recommended approval of the rezoning request.

**CITY COUNCIL:**

City Council approved First Reading of the request at their March 20, 2023 meeting.

**STAFF RECOMMENDATION:**

Approve **Final Reading of Ordinance #ZA2023-04-03 (J)**.

**ORDINANCE #ZA2023-04-03 (J)**

**AN ORDINANCE TO REZONE APPROXIMATELY 2.35 ACRES OF PROPERTY LOCATED ON EL BETHEL ROAD (PIN 337-06-01-0004) FROM THE HIGHWAY COMMERCIAL (HC) DISTRICT TO THE INSTITUTIONAL (IN) 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 2.35 acres located on El Bethel Road (PIN 337-06-01-0004) from Highway Commercial (HC) to Institutional (IN); and

**WHEREAS**, the Planning Commission of the City of Conway, on March 2, 2023, held the required public hearing to discuss the request to rezone from Highway Commercial (HC) to Institutional (IN), 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 subject 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 2.35 acres located on El Bethel Road (PIN 337-06-01-0004) from Highway Commercial (HC) to Institutional (IN); 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 April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member



\_\_\_\_\_  
Larry A. White, Council Member

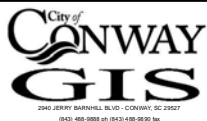
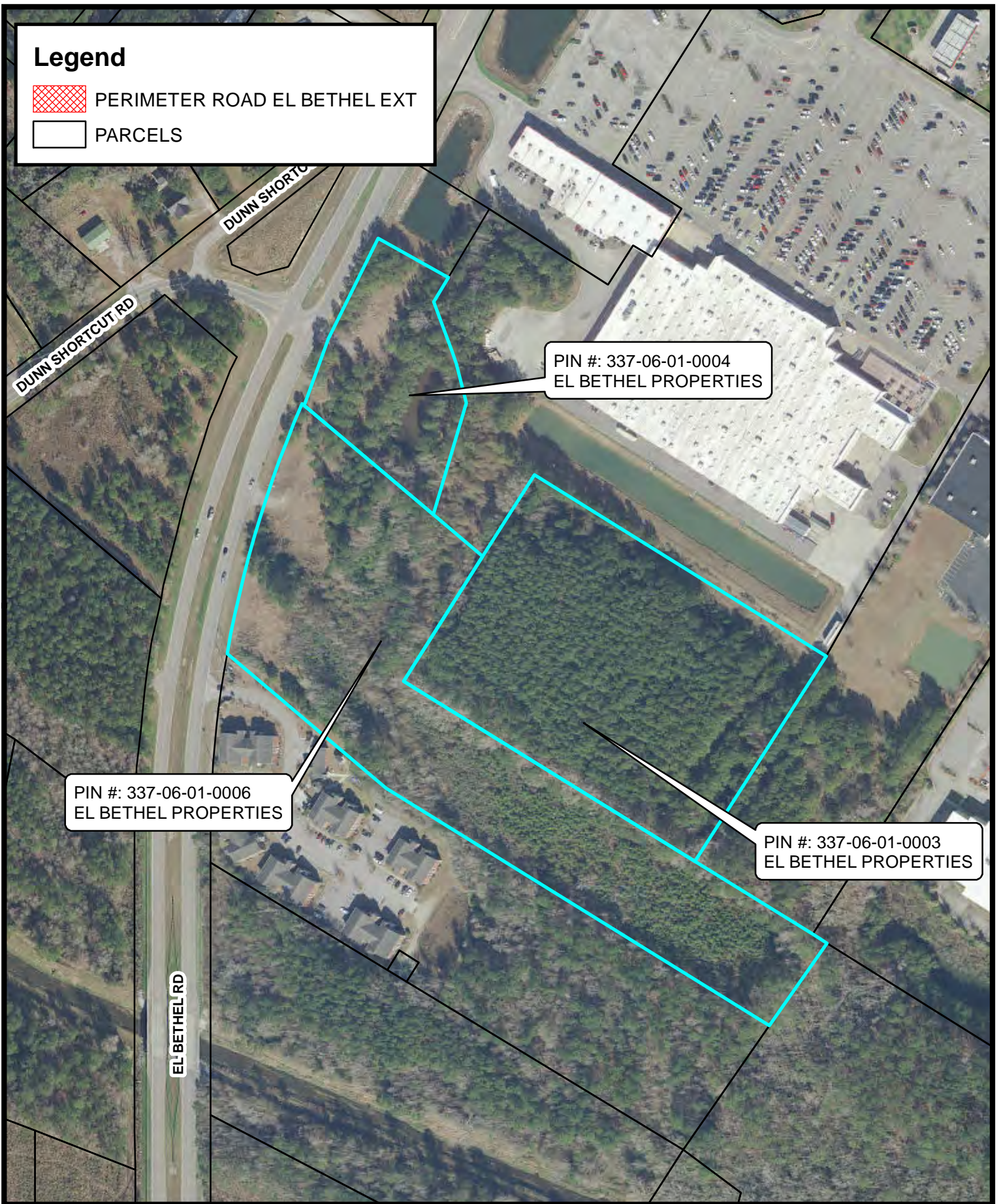
\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: March 20, 2023

Final Reading: April 17, 2023

# Legend

-  PERIMETER ROAD EL BETHEL EXT
-  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.

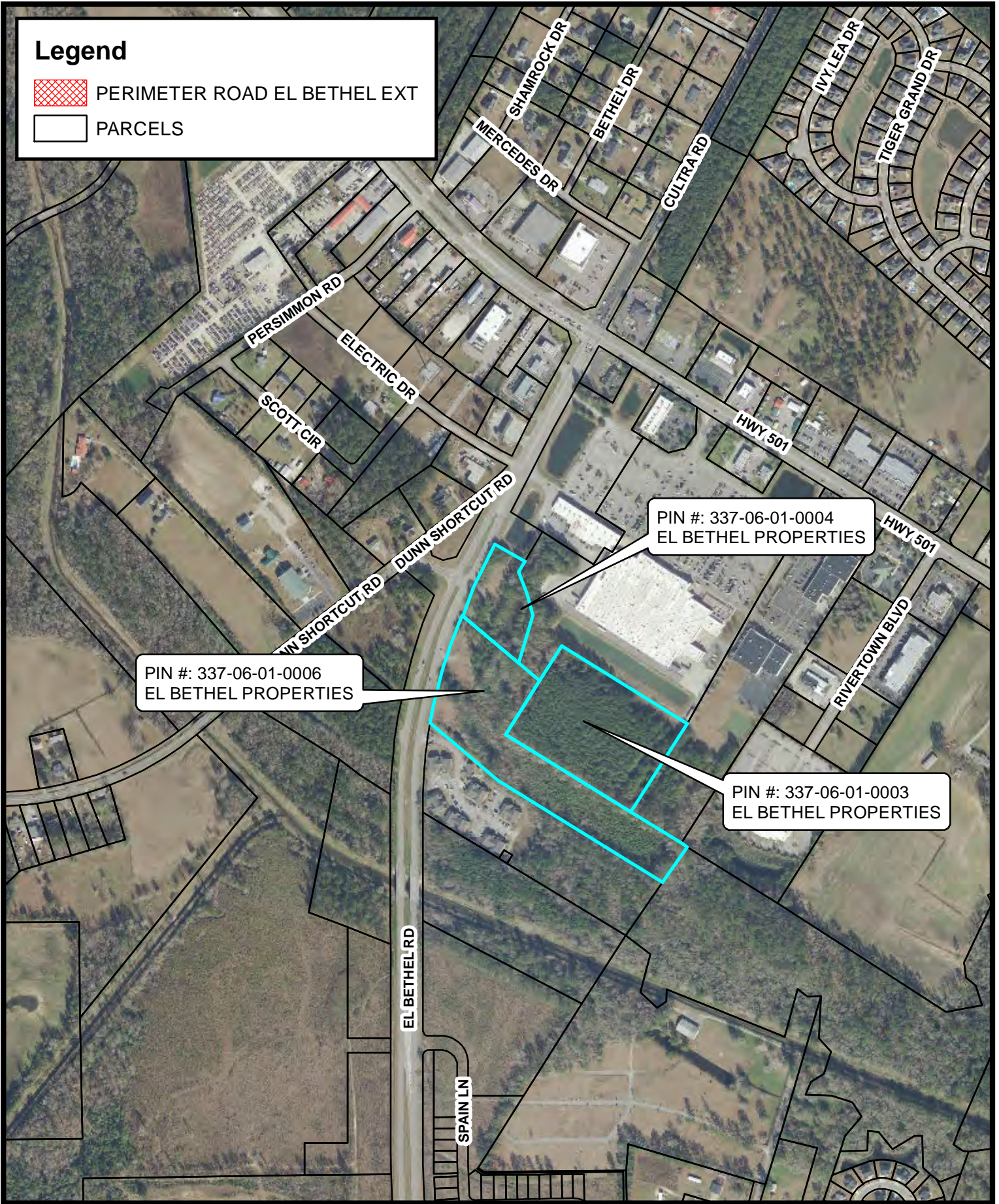


3 PARCELS OFF EL BETHEL RD  
(P23-0031)



# Legend

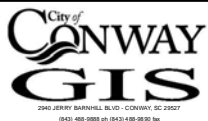
-  PERIMETER ROAD EL BETHEL EXT
-  PARCELS



PIN #: 337-06-01-0006  
EL BETHEL PROPERTIES

PIN #: 337-06-01-0004  
EL BETHEL PROPERTIES

PIN #: 337-06-01-0003  
EL BETHEL PROPERTIES



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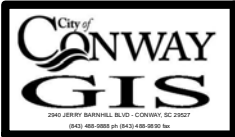
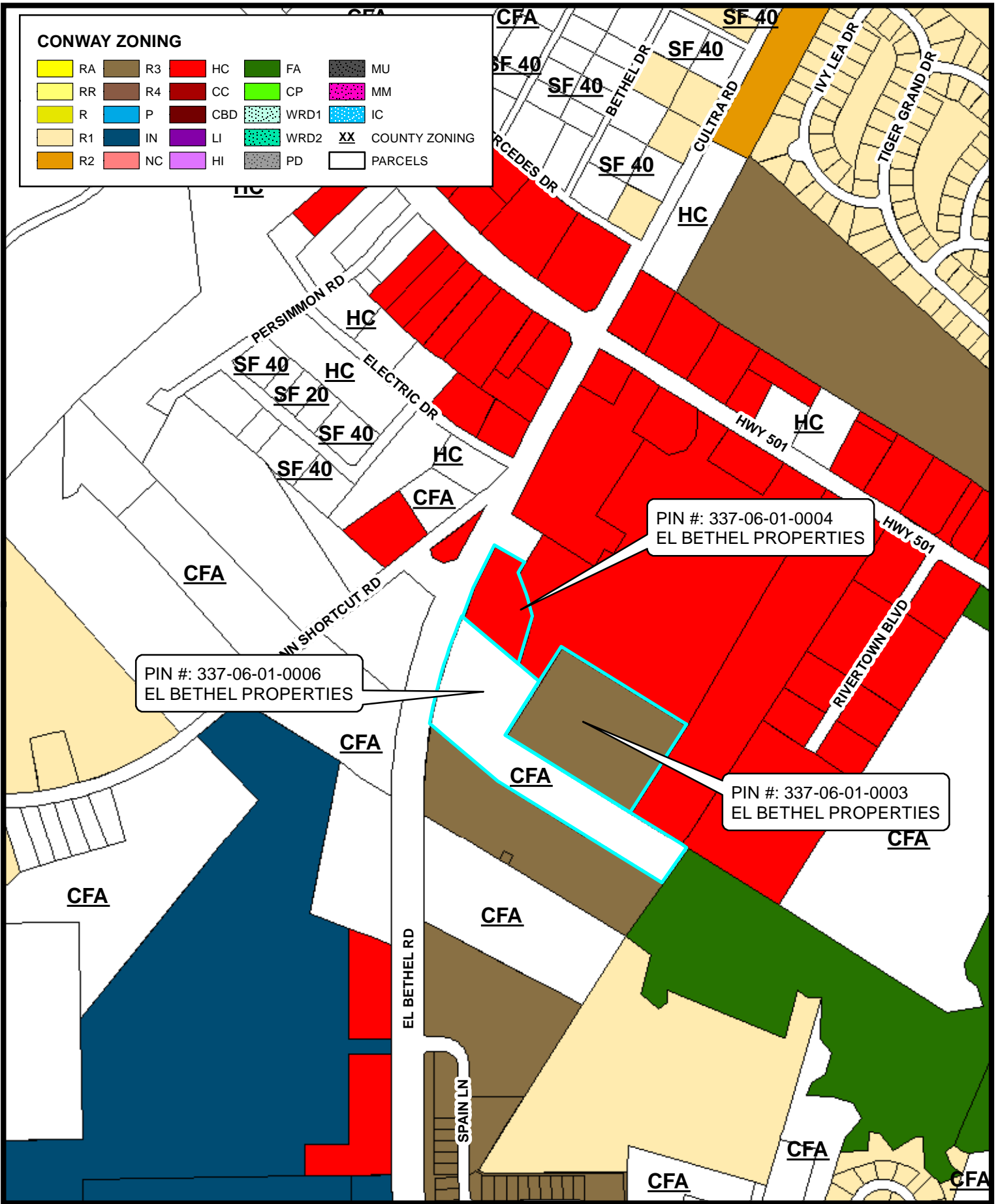


3 PARCELS OFF EL BETHEL RD  
(P23-0031)



**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



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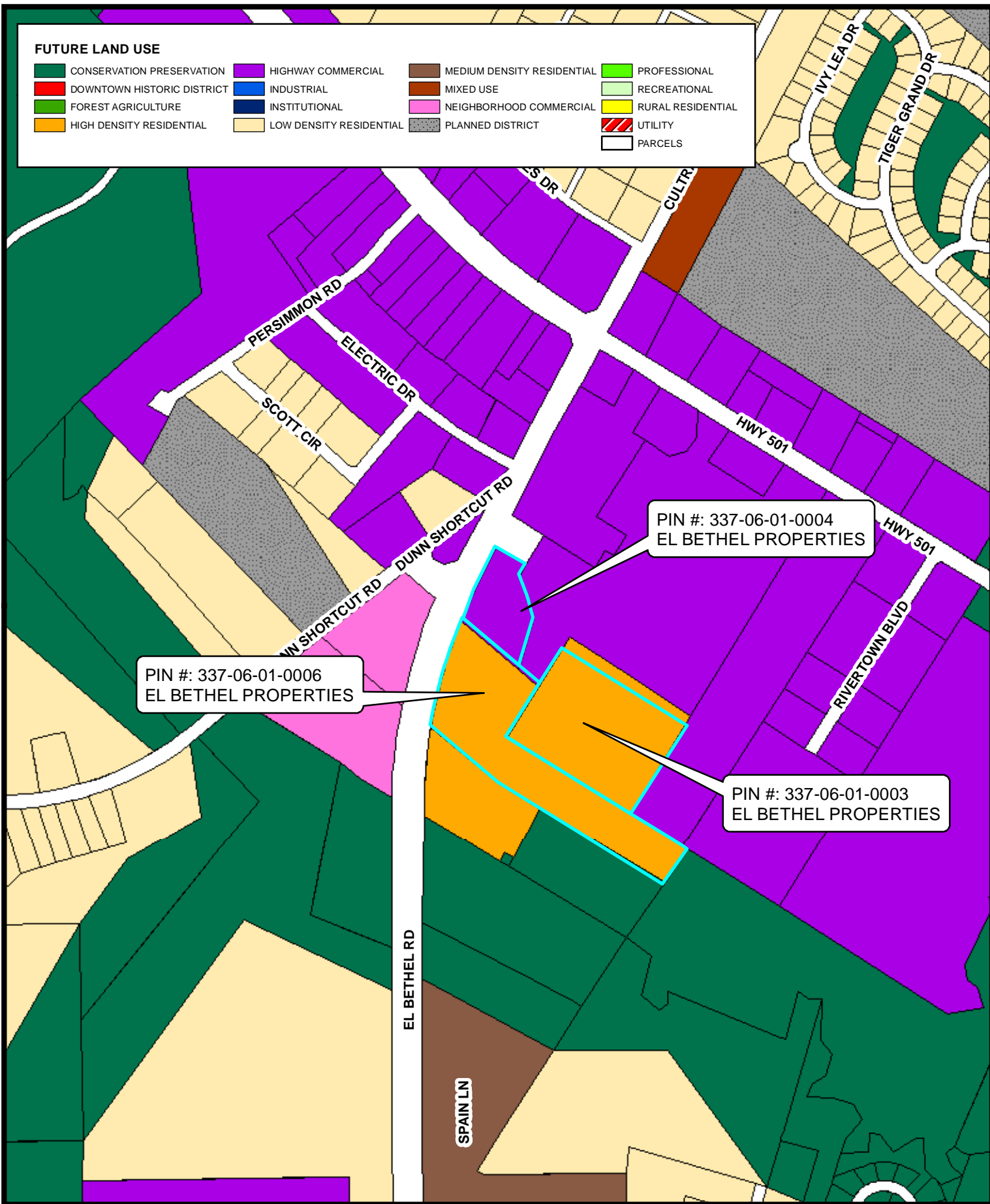
3 PARCELS OFF EL BETHEL RD  
(P23-0031)





**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           |








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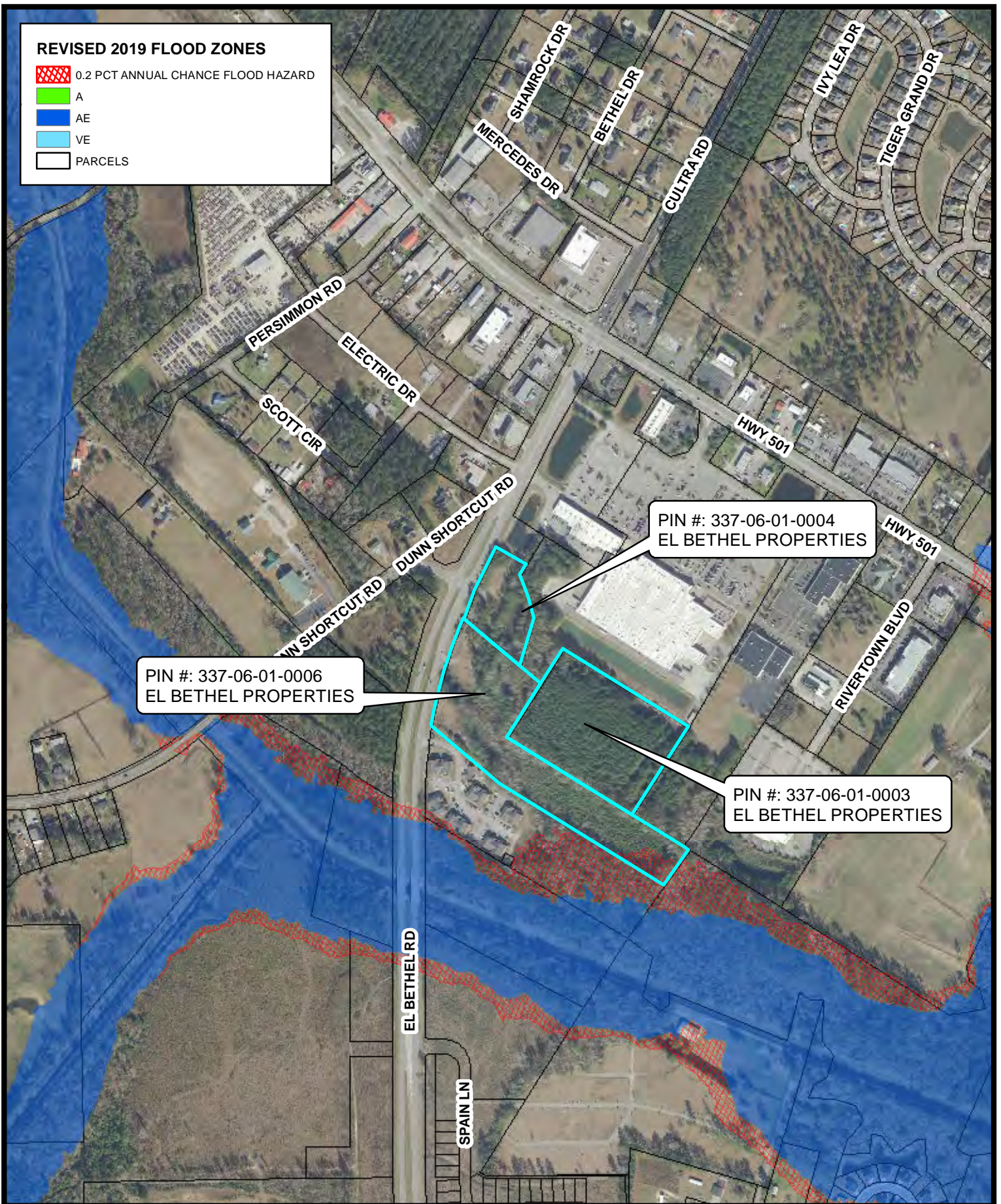


3 PARCELS OFF EL BETHEL RD  
(P23-0031)



**REVISED 2019 FLOOD ZONES**

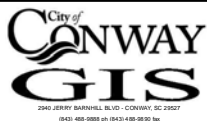
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  VE
-  PARCELS



PIN #: 337-06-01-0006  
EL BETHEL PROPERTIES

PIN #: 337-06-01-0004  
EL BETHEL PROPERTIES

PIN #: 337-06-01-0003  
EL BETHEL PROPERTIES



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3 PARCELS OFF EL BETHEL RD  
(P23-0031)





# Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: \_\_\_\_\_  
Staff: \_\_\_\_\_

City of Conway Planning Department  
206 Laurel Street, 29526

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

FAX: (843) 488-9890  
[www.cityofconway.com](http://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. R-1 rezoning requests will not be charged a fee. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: El Bethel Road FEE PAID  YES  NO

AREA OF SUBJECT PROPERTY (ACREAGE): 2.35 Acres +/- PIN: 33706010004

CURRENT ZONING CLASSIFICATION: Highway Commercial

COMPREHENSIVE PLAN 2035 FUTURE LAND USE Highway Commercial

REQUESTED ZONING CLASSIFICATION: Institutional

NAME OF PROPERTY OWNER(S):

Saguaro Holdings, LLC PHONE # 843-235-6747

PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):

90 Wall Street / Unit B

Pawleys Island, SC 29585

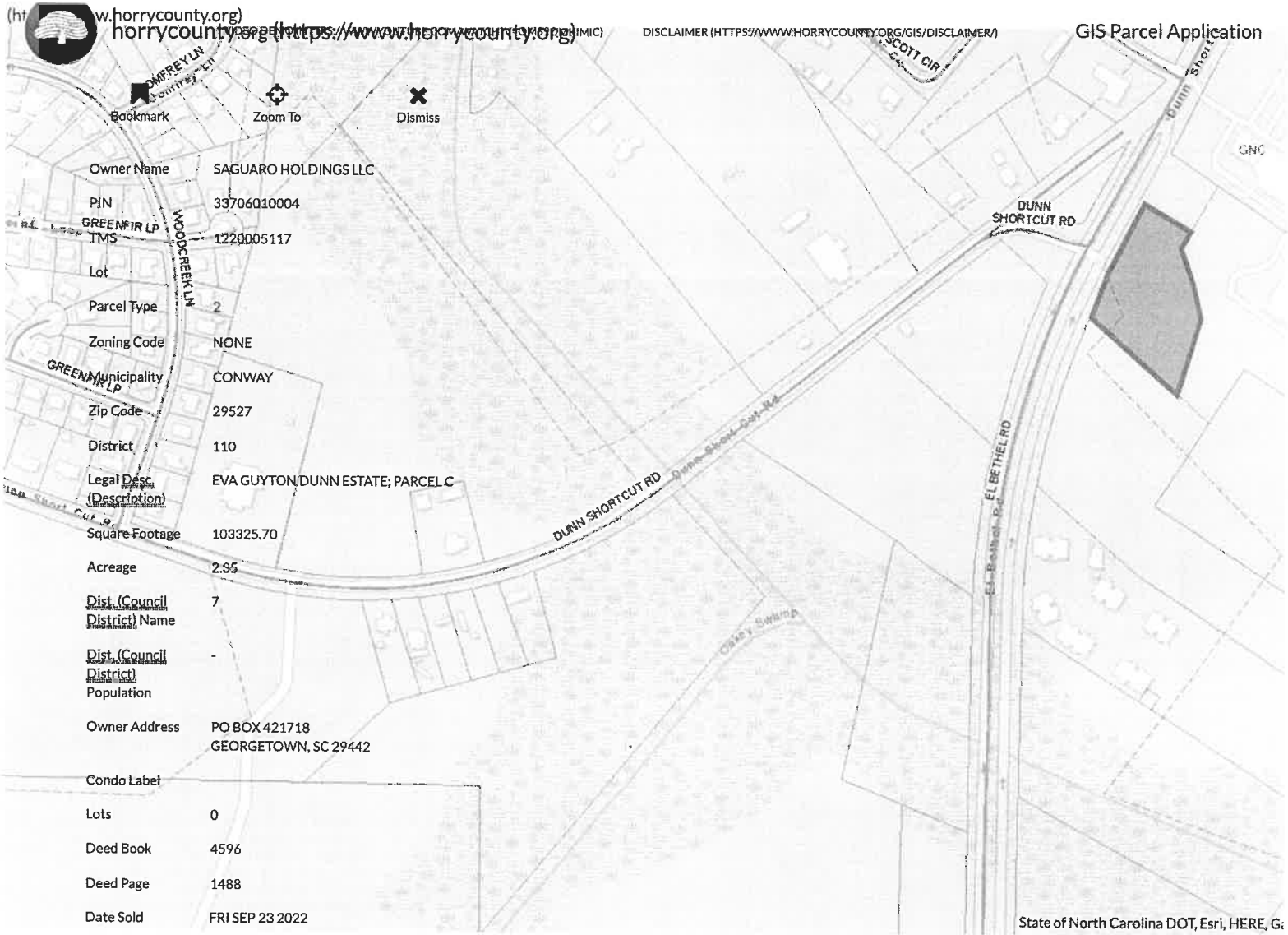
\*\*\*\*\*

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

 1/24/23  
PROPERTY OWNER'S SIGNATURE(S) DATE

PROPERTY OWNER'S SIGNATURE(S) DATE

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

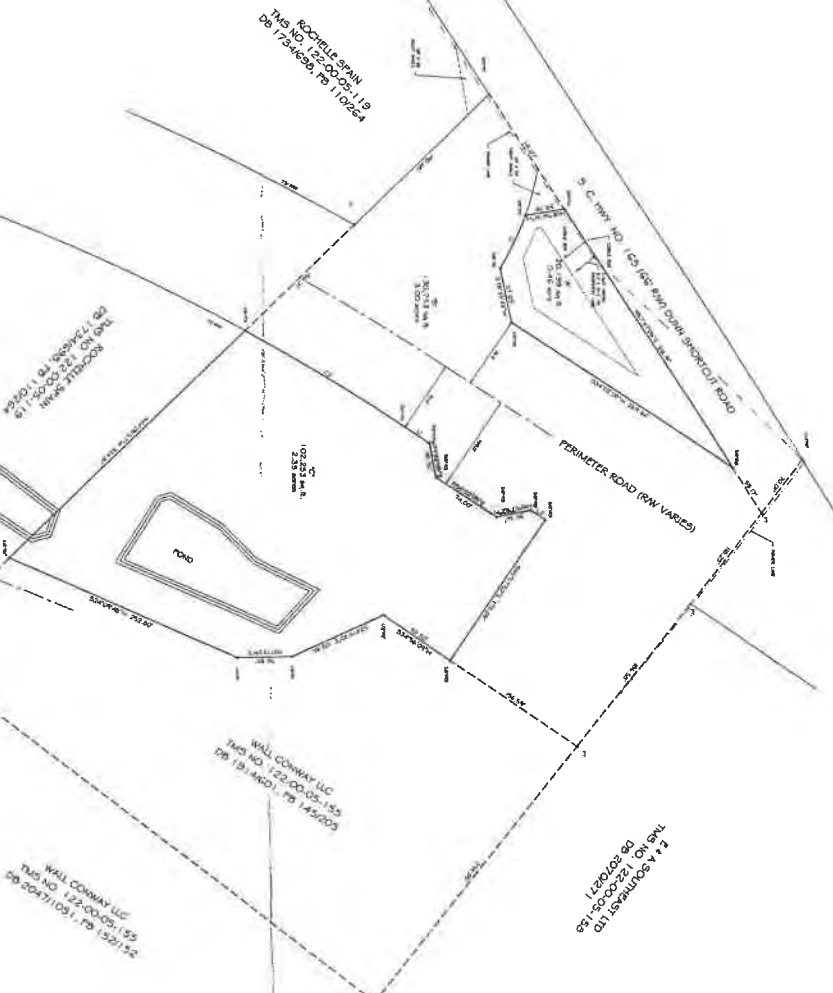


THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1934 AND THE SURVEYING REGULATIONS THEREUNDER. THE SURVEYING INSTRUMENTS USED WERE CALIBRATED AND FOUND TO BE IN ACCORDANCE WITH THE SURVEYING REGULATIONS. THE SURVEYING INSTRUMENTS USED WERE CALIBRATED AND FOUND TO BE IN ACCORDANCE WITH THE SURVEYING REGULATIONS.

193-102



**PARCEL SPLIT SURVEY**  
**MELVINA D. SESSIONS**  
 FOR LARRY A. WINTON, L.L.S. OWNER OF THE SURVEYED PROPERTY IN PARCELS 10 & 11 IN PAGES 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



PREPARED FOR RECORDING  
 BY: [Signature]  
 DATE: [Date]

**TERRY M. WINTON, L.L.S.**  
 Surveyor - Lead Planner  
 343 N. W. 11th St., Suite 100 / 1174 SW 10th  
 Ft. Lauderdale, FL 33304  
 Phone: 754-561-1174  
 Fax: 754-561-1175

NO.	DESCRIPTION	AMOUNT	DATE
1	CONVEYANCE	100.00	10/1/2023
2	CONVEYANCE	100.00	10/1/2023
3	CONVEYANCE	100.00	10/1/2023
4	CONVEYANCE	100.00	10/1/2023
5	CONVEYANCE	100.00	10/1/2023
6	CONVEYANCE	100.00	10/1/2023
7	CONVEYANCE	100.00	10/1/2023
8	CONVEYANCE	100.00	10/1/2023
9	CONVEYANCE	100.00	10/1/2023
10	CONVEYANCE	100.00	10/1/2023

This plat is the property of Terry M. Winton, L.L.S. Lead Surveyor, Inc. and may not be used without their written consent. This plat and field survey work shall be the exclusive and sole responsibility of the surveyor and shall not be reproduced in any form without the written consent of the surveyor. The surveyor's name and address shall appear on all copies of this plat. The surveyor's name and address shall appear on all copies of this plat.

**DATE: APRIL 17, 2023**

**ITEM: IV.K**

**ISSUE:**

Final Reading of Ordinance #ZA2023-04-03 (K), to rezone approximately 1.39 acres located at 1931 Fulmer Street from the Low/Medium Density Residential (R-1) district to the Professional (P) district (PIN 338-06-02-0042).

**BACKGROUND:**

On December 28, 2022, the applicant submitted a rezoning application for the subject property, located on Fulmer Street. The property is currently zoned Low/Medium Density Residential (R-1). The property has frontage on three (3) streets: Sessions Street, Fulmer Street, and Kenneth Street. There are existing structures on the property, and it has historically been used as a church. Churches on properties less than 3-acres in size are permitted as a “*conditional*” use in several zoning districts, including R-1; subject to the conditions provided in *Section 5.1.22* of the UDO, including setbacks and landscape buffers.

The applicant wishes to open a **child daycare facility** at this location. The UDO has different requirements for daycares, depending on the type of daycare facility. The UDO lists conditions for four (4) different types of daycare facilities, per *Section 5.1.7*: Daycare facilities for adults; Child daycare facilities; Family daycare facilities; and Afterschool programs.

*Child* daycare facilities are not a permitted or a conditional use in the R-1 district. They are only permitted in Professional (P), Core Commercial (CC), Neighborhood Commercial (NC), Highway Commercial (HC), Mixed Use (MU), and the Institutional (IN) zoning districts. However, afterschool programs are permitted as a conditional use in the R, RA, RR, **R-1**, R-2 and R-3 zoning districts, with conditions, including licensing from DSS, fencing requirements, and a limit of 4 consecutive hours per day between 2:00pm and 8:00pm.

The applicant previously proposed to rezone the property to Highway Commercial (HC). At the February 2<sup>nd</sup> Planning Commission meeting, the public expressed concerns with the uses that could occur on this property should the daycare facility go out of business or cease operating at this location. Staff recommended that the request be deferred to give staff an opportunity to look at other zoning districts that may allow the daycare but would not permit some of the uses that are concerning to the community. The issue here is that other than Highway Commercial, there are no other zoning districts that the applicant could rezone to without it being considered spot zoning, and per *Section 6.1.4* of the UDO, “*No tract(s) of land shall hereafter be rezoned for a zoning classification different from that of the surrounding properties unless such tract(s) is a minimum of three (3) acres in area. Tracts less than three (3) acres in area annexed into the City limits, may be zoned for a classification different from that of the surrounding in-city properties provided such zoning classification is consistent with the Future Land Use Map of the Conway Comprehensive Plan.*”

Following the Feb. 2<sup>nd</sup> Planning Commission meeting, staff compared 2 zoning districts: Neighborhood Commercial (NC) and the Professional (P) district; both of which were a less intense commercial zoning district than Highway Commercial (HC). Due to the uses that could be permitted in the NC district should

the daycare facility cease to operate at this location, staff recommended that the request be amended to Professional (P), as the P district serves as a transitional zone between more intensive commercial areas and residential areas, and commercial uses are limited in P compared to both NC and HC. The P district will still permit the use of a child daycare facility, *with conditions*. In conjunction with the amended rezoning request, staff also submitted a future land use map amendment for the subject parcel for consideration by Planning Commission and City Council.

**Professional (P) district:**

Per Sec. 3.2.7 of the UDO, *“the intent of the Professional (P) district is to accommodate office, institutional, and residential uses in areas whose character is neither exclusively business nor residential in nature. This district is intended to establish areas that provide professional services to the public, which do not materially detract from nearby residential areas. More specifically, this district should serve as a transitional zone between more intensive commercial areas and residential areas. This district is not intended for businesses that engage in retail sales.”*

***SURROUNDING USES / ZONING DISTRICTS:***

Across the road from the subject property is a parcel (1909 Sessions Street) that was rezoned to HC in 2021. The remaining surrounding parcels are zoned R-1, and the neighborhood is primarily residential in nature.

***CITY OF CONWAY COMPREHENSIVE PLAN:***

The *CURRENT* future land use map of the *Comprehensive Plan* identifies the property as being Low/Medium Density Residential (R-1). The Unified Development Ordinance (UDO) defines R-1 as: *“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.”*

**PLANNING COMMISSION RECOMMENDATION:**

The public hearing for the Future Land Use Map amendment as well as this rezoning request was advertised for the April 6<sup>th</sup> Planning Commission meeting. The public hearing was held. There was no public input. Planning Commission unanimously recommended approval of the request.

**CITY COUNCIL:**

City Council approved first reading of the request at their March 20, 2023 meeting.

**STAFF RECOMMENDATION:**

Approve **Final Reading** of **Ordinance #ZA2023-04-03 (K)** to rezone the property located at 1931 Fulmer Street (PIN 338-06-02-0042) from Low/Medium-Density Residential (R-1) to Professional (P).

**ORDINANCE #ZA2023-04-03 (K)**

**AN ORDINANCE TO REZONE APPROXIMATELY 1.39 ACRES OF PROPERTY LOCATED AT 1931 FULMER STREET (PIN 338-06-02-0042) FROM THE LOW/MEDIUM-DENSITY RESIDENTIAL (R-1) DISTRICT TO THE PROFESSIONAL (P) 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 1.39 acres located at 1931 Fulmer Street (PIN 338-06-02-0042) from Low/Medium-Density Residential (R-1) to Professional (P); and

**WHEREAS**, the Planning Commission of the City of Conway, on April 6, 2023, held the required public hearing to discuss the request to rezone from Low/Medium-Density Residential (R-1) to Professional (P), 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 subject 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 1.39 acres located at 1931 Fulmer Street (PIN 338-06-02-0042) from Low/Medium-Density Residential (R-1) to Professional (P); 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 April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member



\_\_\_\_\_  
Larry A. White, Council Member

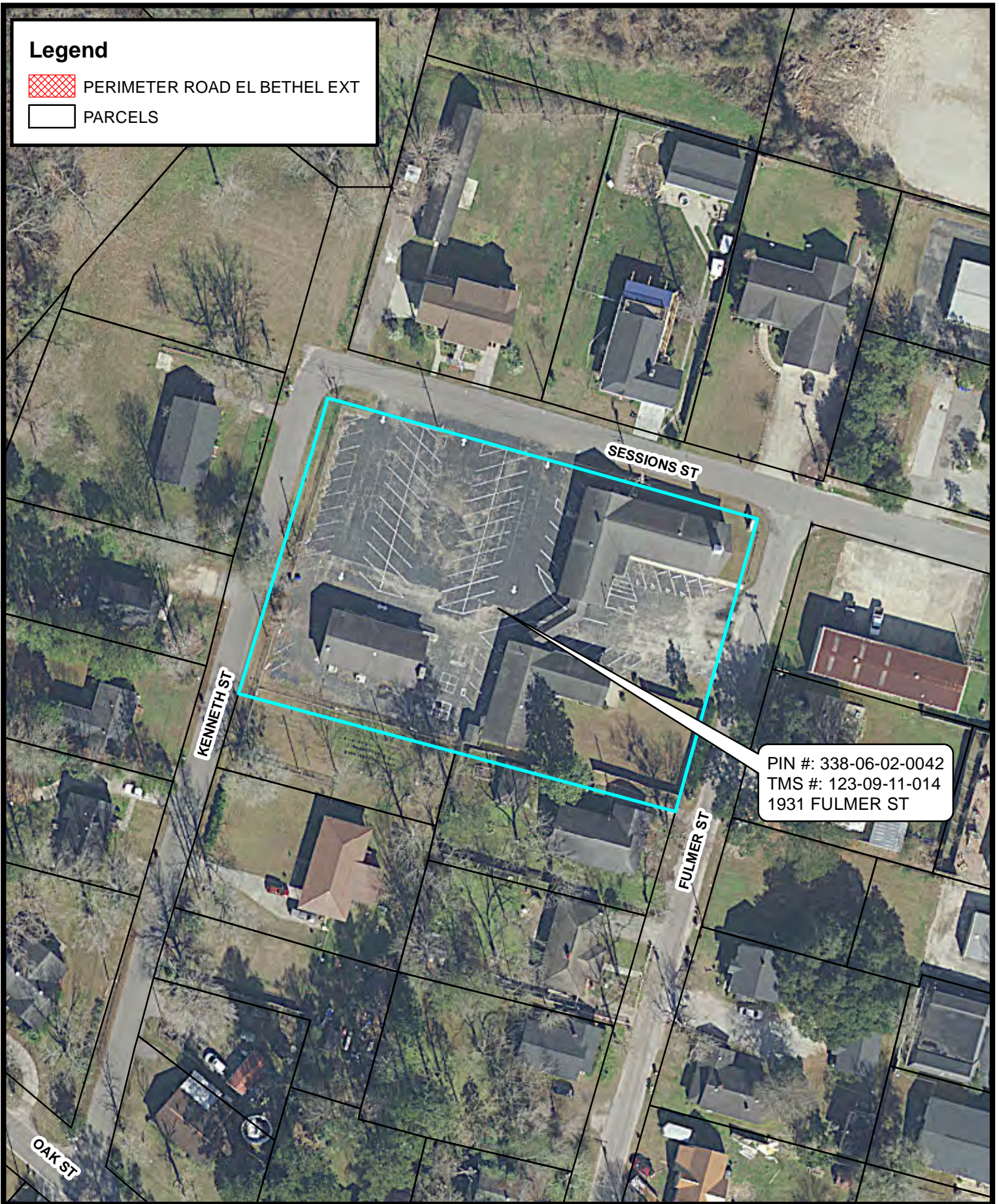
\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: March 20, 2023

Final Reading: April 17, 2023

**Legend**

-  PERIMETER ROAD EL BETHEL EXT
-  PARCELS



PIN #: 338-06-02-0042  
TMS #: 123-09-11-014  
1931 FULMER ST





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 #: 338-06-02-0042  
TMS #: 123-09-11-014  
1931 FULMER ST  
(P23-0004)



**Legend**

-  PERIMETER ROAD EL BETHEL EXT
-  PARCELS



PIN #: 338-06-02-0042  
TMS #: 123-09-11-014  
1931 FULMER ST

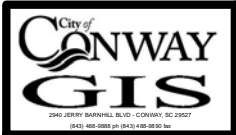
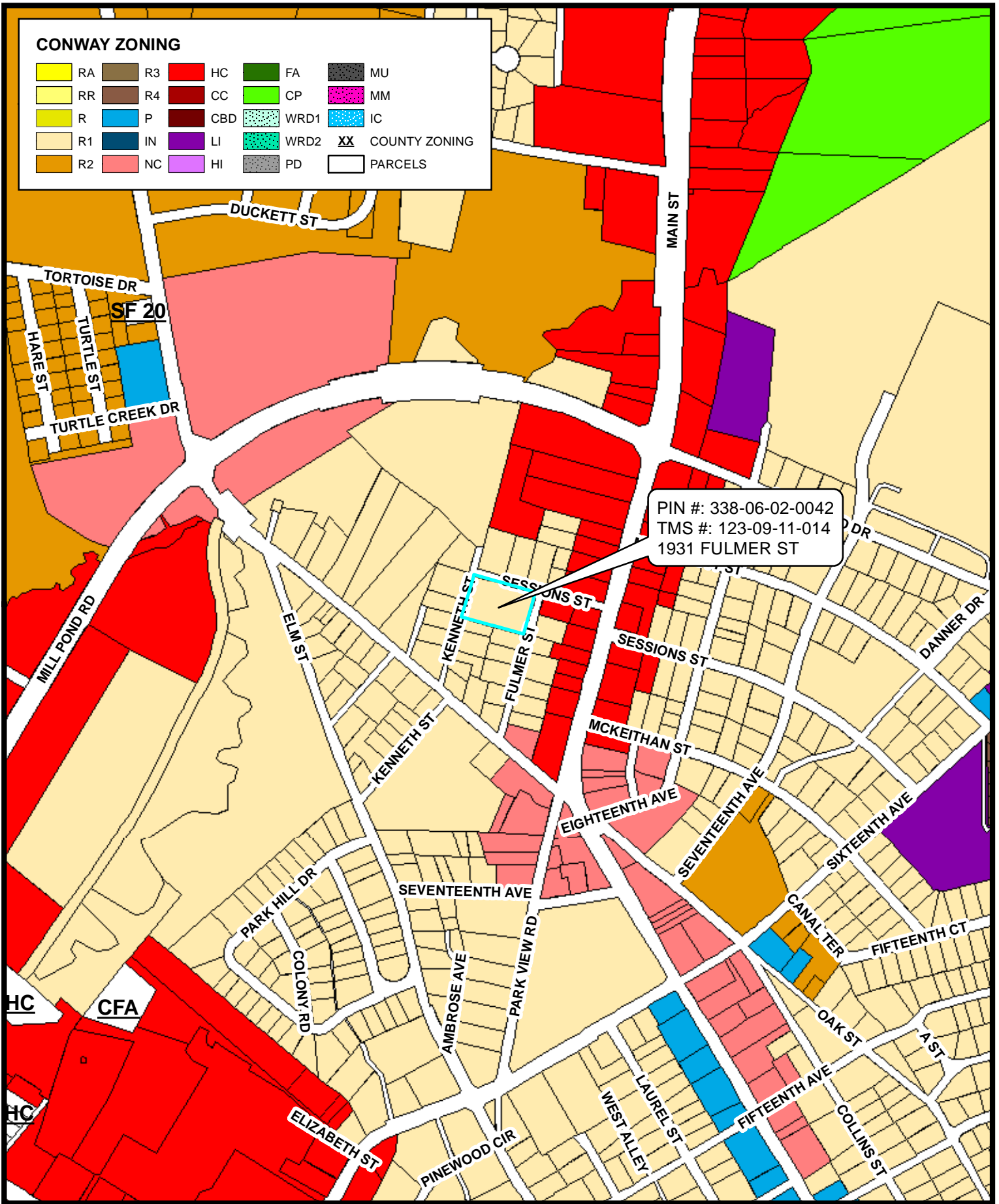


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PIN #: 338-06-02-0042  
TMS #: 123-09-11-014  
1931 FULMER ST  
(P23-0004)






















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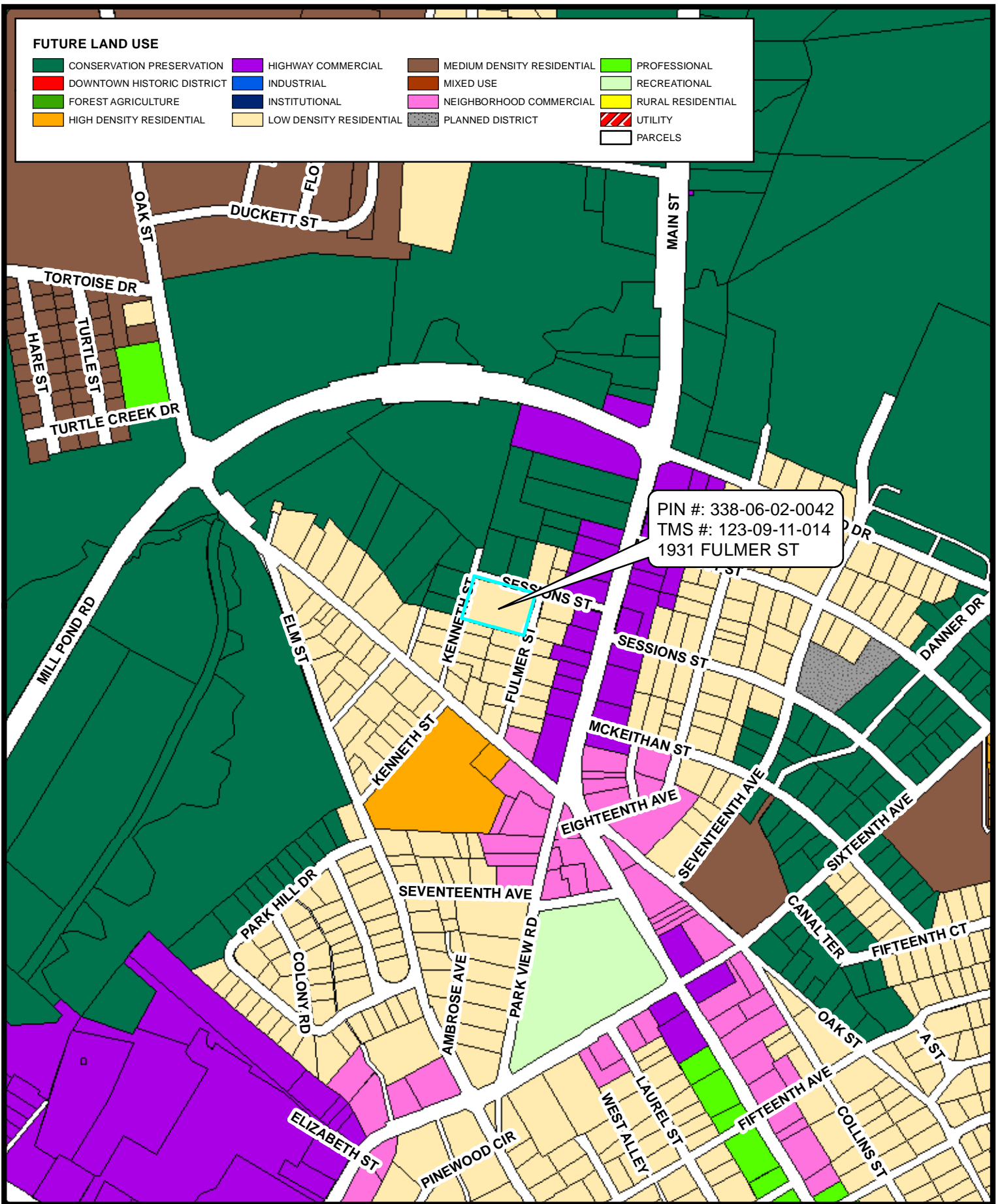


PIN #: 338-06-02-0042  
TMS #: 123-09-11-014  
1931 FULMER ST  
(P23-0004)



**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 #: 338-06-02-0042  
 TMS #: 123-09-11-014  
 1931 FULMER ST








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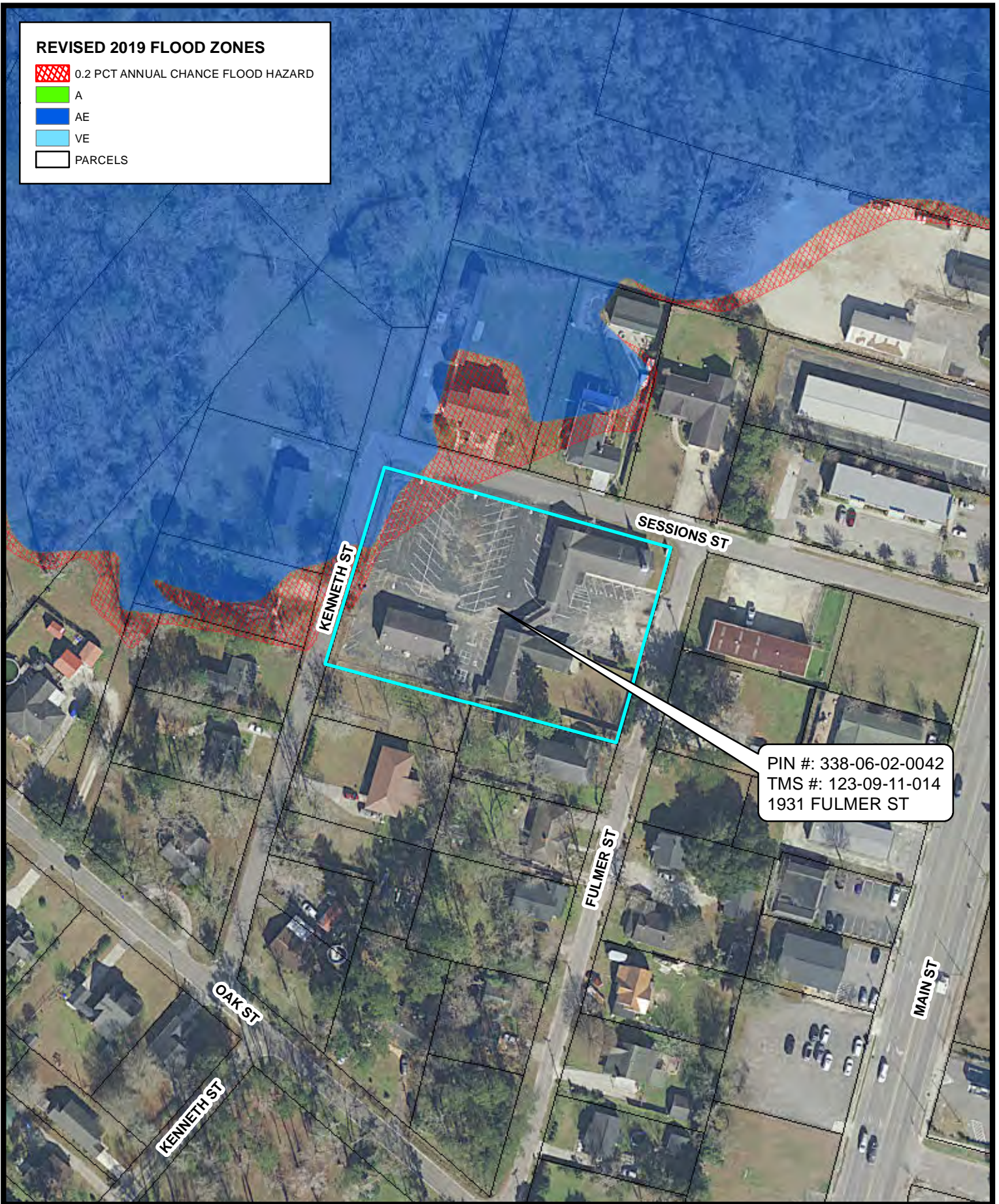


PIN #: 338-06-02-0042  
 TMS #: 123-09-11-014  
 1931 FULMER ST  
 (P23-0004)

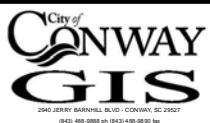


**REVISED 2019 FLOOD ZONES**

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



PIN #: 338-06-02-0042  
TMS #: 123-09-11-014  
1931 FULMER ST



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PIN #: 338-06-02-0042  
TMS #: 123-09-11-014  
1931 FULMER ST  
(P23-0004)



**DATE: APRIL 17, 2023**

**ITEM: IV.L**

**ISSUE:**

**Final Reading of Ordinance #ZA2023-04-03 (L)**, to annex approximately 17.2 acres of property located at 403 and 411 Liz Lane [(PIN 368-00-00-0005 (6.68 acres) & PIN 369-00-00-0027 (10.51 acres)], and request to rezone from the Horry County Commercial Forest Agriculture (CFA) District and the Residential, no mobile homes allowed (SF20) District to the City of Conway Low-Density Residential (R) District.

**BACKGROUND:**

In 2021, the City annexed the adjacent parcel (501 Liz Lane), totaling approx. 67.37 acres at that time, into the City limits, designating the “R” zoning district for the parcel. The property was annexed because the property owner proposed diesel generating units on the property which would need to tie into City services.

Earlier this year, the applicant submitted plans for review by the Technical Review Committee for a Switching Station, proposed to span across three parcels, including the one previously annexed in 2021. However, according to City records, the properties at 403 and 411 Liz Lane were not yet within the City’s jurisdiction, and were still identified to be in Horry County. The applicants were notified that the properties would have to be annexed into the City limits and combined, as development cannot occur across property lines, with portions of the structures within City limits and portions outside of City limits.

To further complicate the issue, Horry County’s records and GIS shows that the one of the parcels are already within the City limits, not Horry County. Per our GIS, one of the parcels, PIN 368-00-00-0005, shows that only a portion is within the City limits, but located on the opposite side of Hwy 701 (on Tiger Lane), also stretching across New Rd. After a lot of research, several plats were found; however, it appears that deed work was never completed that would have executed the plats that were approved and recorded over time. In order to correct the issue, the applicant will combine these tracts (PIN 369-00-00-0027 and 368-00-00-0005) with a portion of the property that was annexed in 2021 once annexation is complete and before plans for the switching station are approved by TRC.

*Per Section 3.2.17 of the UDO, the intent of the R District is to provide for the preservation and expansion of areas for low 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 areas.*

*Per Section 5.1.21 – Public Utility Facilities, of the UDO, Public Utility Facilities including water storage tanks, water pump stations, sewer pump stations, telephone switching stations, electric substations, and natural gas substations shall be permitted in all districts provided the facility is buffered from view on all sides by a landscape screen consisting of a minimum Type A landscape buffer as set forth in Section 9.2.*

The properties currently contain a substation (PIN 368-00-00-0005) and a communications tower (PIN 369-00-00-0027). The proposed use – a “*switching station*”, is a type of electrical substation.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The *Comprehensive Plan* identifies these parcels as being Utilities on the Future Land Use Map.

**CITY COUNCIL:**

City Council approved First Reading of the request at their March 20, 2023 meeting.

**STAFF RECOMMENDATION:**

Approve **Final Reading of Ordinance #ZA2023-04-03 (L)**.



**ORDINANCE #ZA2023-04-03 (L)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 17.2 ACRES OF PROPERTY LOCATED AT 403 AND 411 LIZ LANE (PIN 368-00-00-0005 AND 369-00-00-0027), AND REQUEST TO REZONE FROM THE HORRY COUNTY COMMERCIAL FOREST AGRICULTURE (CFA) DISTRICT AND THE HORRY COUNTY RESIDENTIAL, NO MOBILE HOMES ALLOWED (SF20) DISTRICT TO THE CITY OF CONWAY LOW-DENSITY RESIDENTIAL (R) 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 a 6.68-acre tract and 10.51-acre tract of properties, totaling approx. 17.2 acres, 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 17.2 acres of property located at 403 and 411 Liz Lane (PIN 368-00-00-0005 and 369-0-00-0027), and request to rezone from the Horry County Commercial Forest Agriculture (CFA) District and the Residential, no mobile homes allowed (SF20) District to the City of Conway Low-Density Residential (R) 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-Density Residential (R) 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 April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

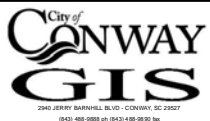
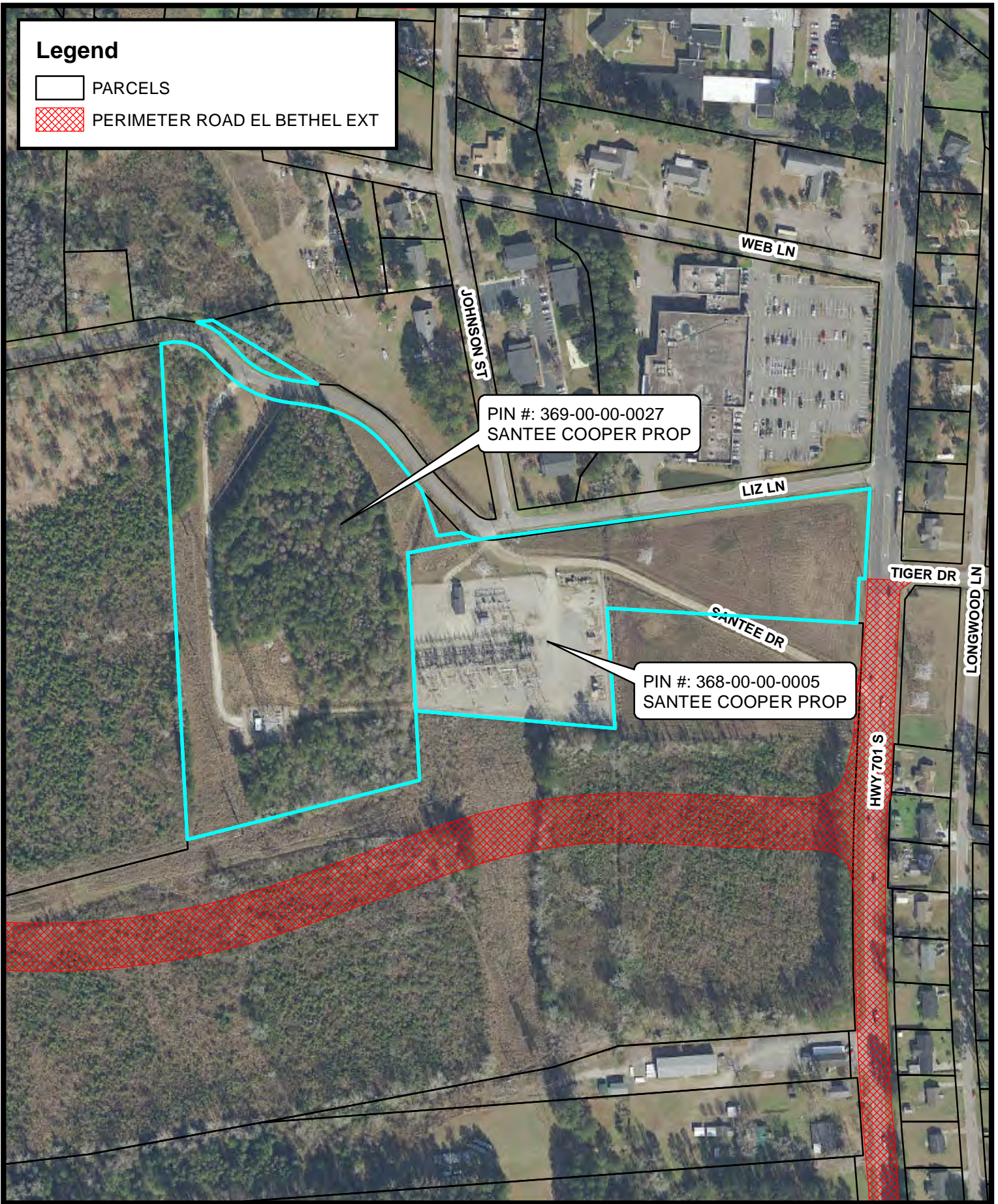
First Reading: March 20, 2023

Final Reading: April 17, 2023

# Legend

 PARCELS

 PERIMETER ROAD EL BETHEL EXT

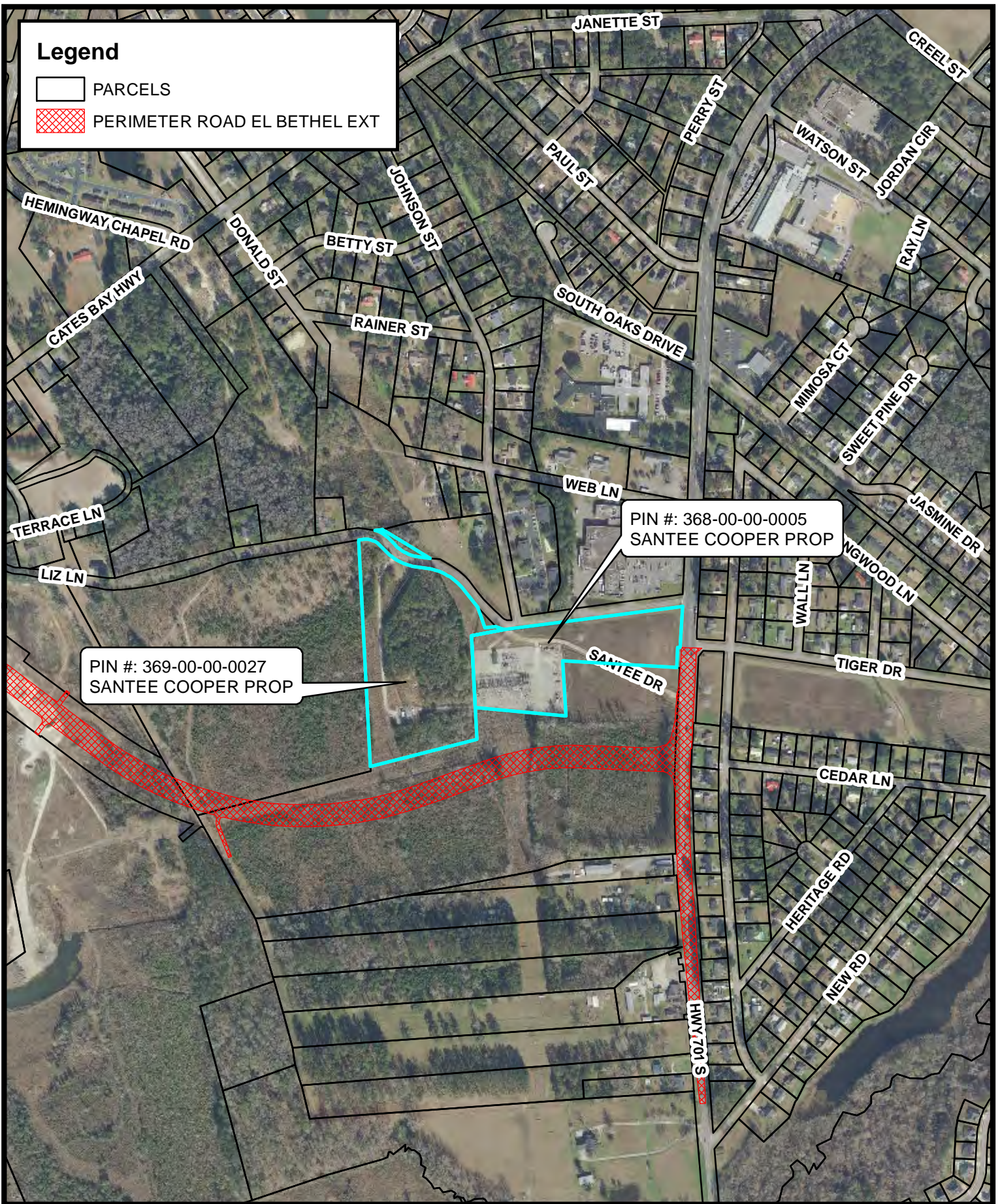


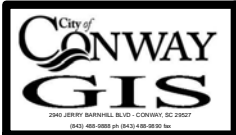
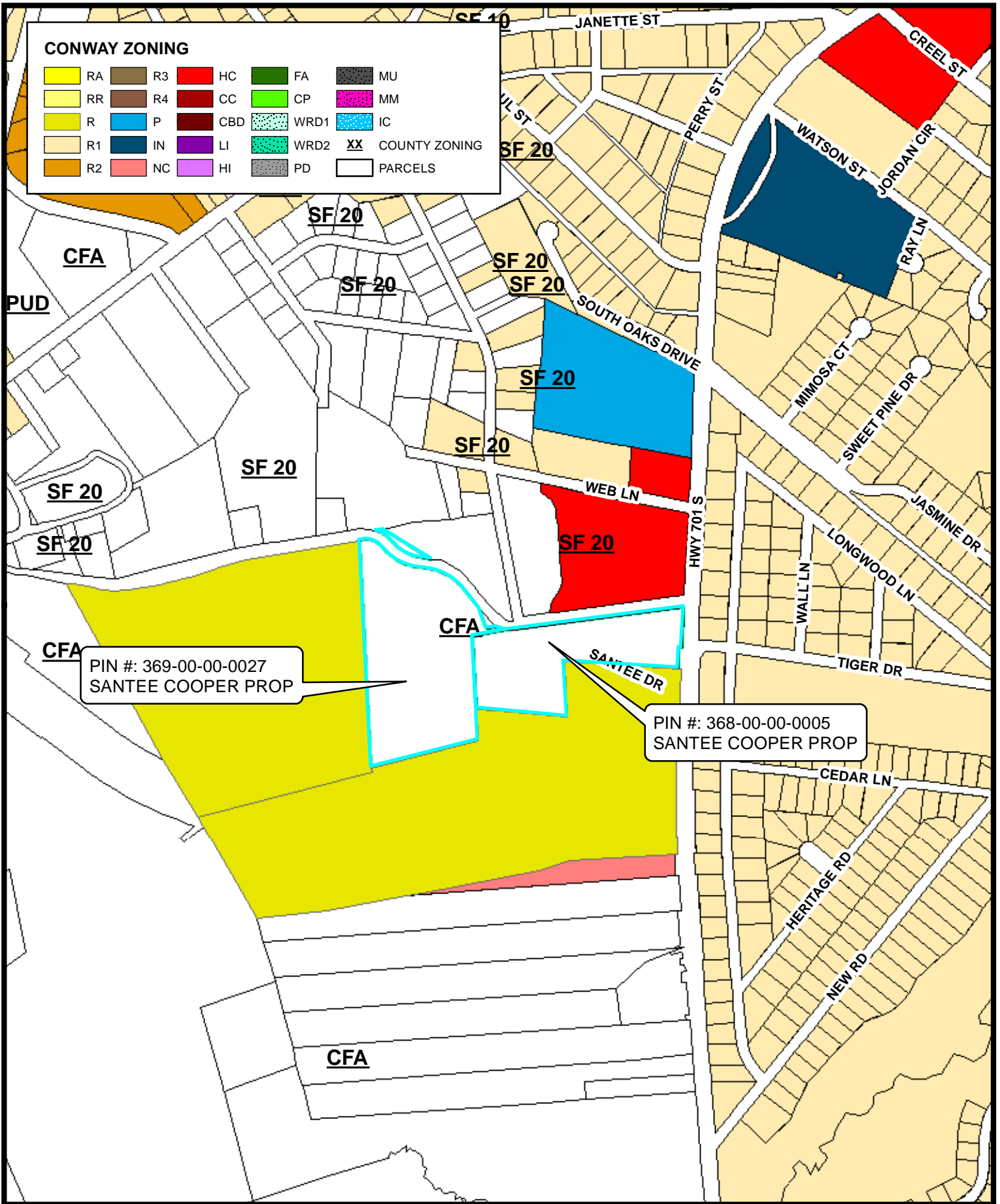
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PIN #: 368-00-00-0005  
PIN #: 369-00-00-0027  
SANTEE COOPER PROP  
(P23-0080)







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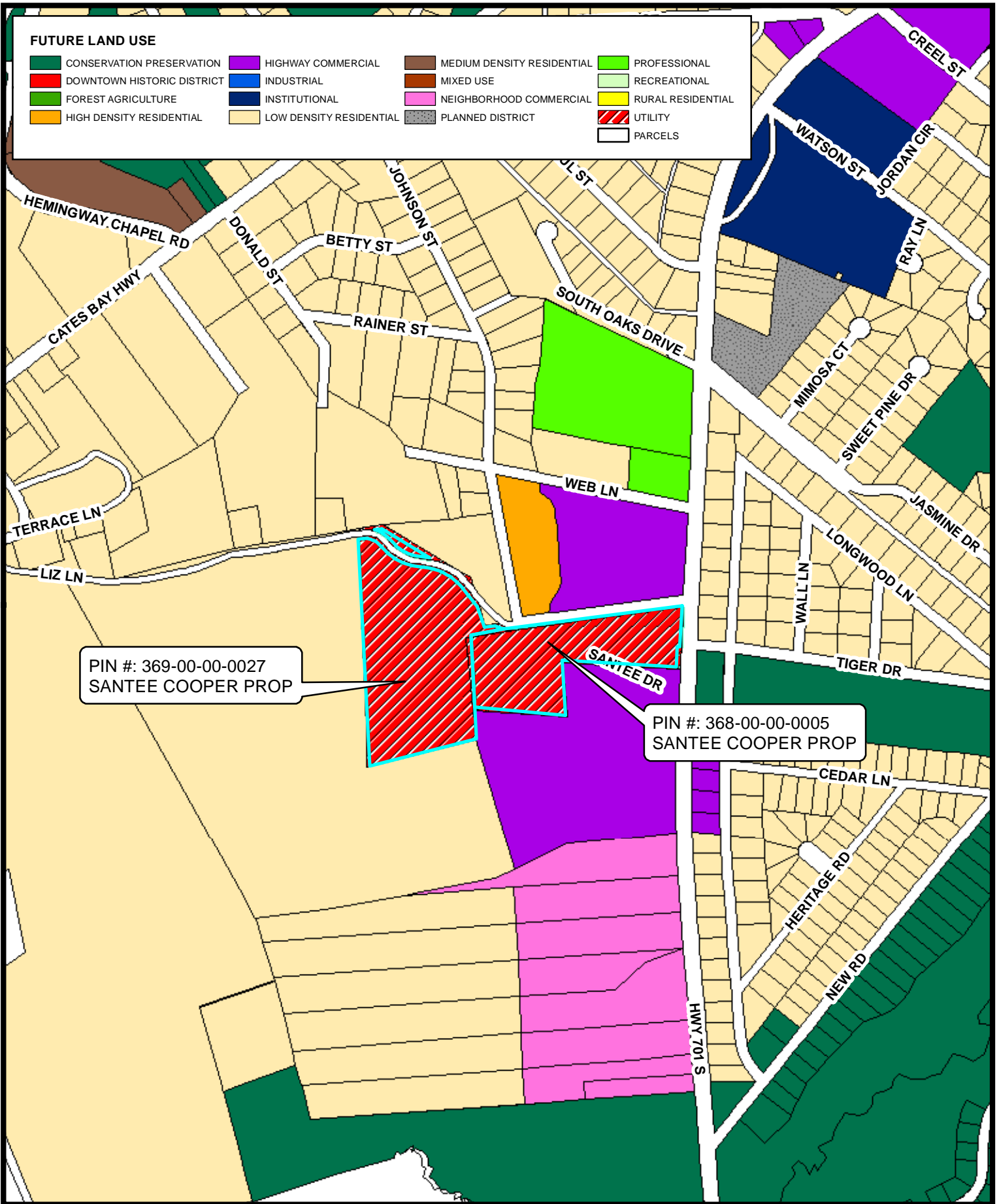


PIN #: 368-00-00-0005  
 PIN #: 369-00-00-0027  
 SANTEE COOPER PROP  
 (P23-0080)



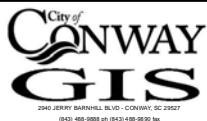
**FUTURE LAND USE**

- |                            |                         |                            |                   |
|----------------------------|-------------------------|----------------------------|-------------------|
| 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 #: 369-00-00-0027  
SANTEE COOPER PROP

PIN #: 368-00-00-0005  
SANTEE COOPER PROP



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PIN #: 368-00-00-0005  
PIN #: 369-00-00-0027  
SANTEE COOPER PROP  
(P23-0080)





PIN #: 369-00-00-0027  
SANTEE COOPER PROP

PIN #: 368-00-00-0005  
SANTEE COOPER PROP

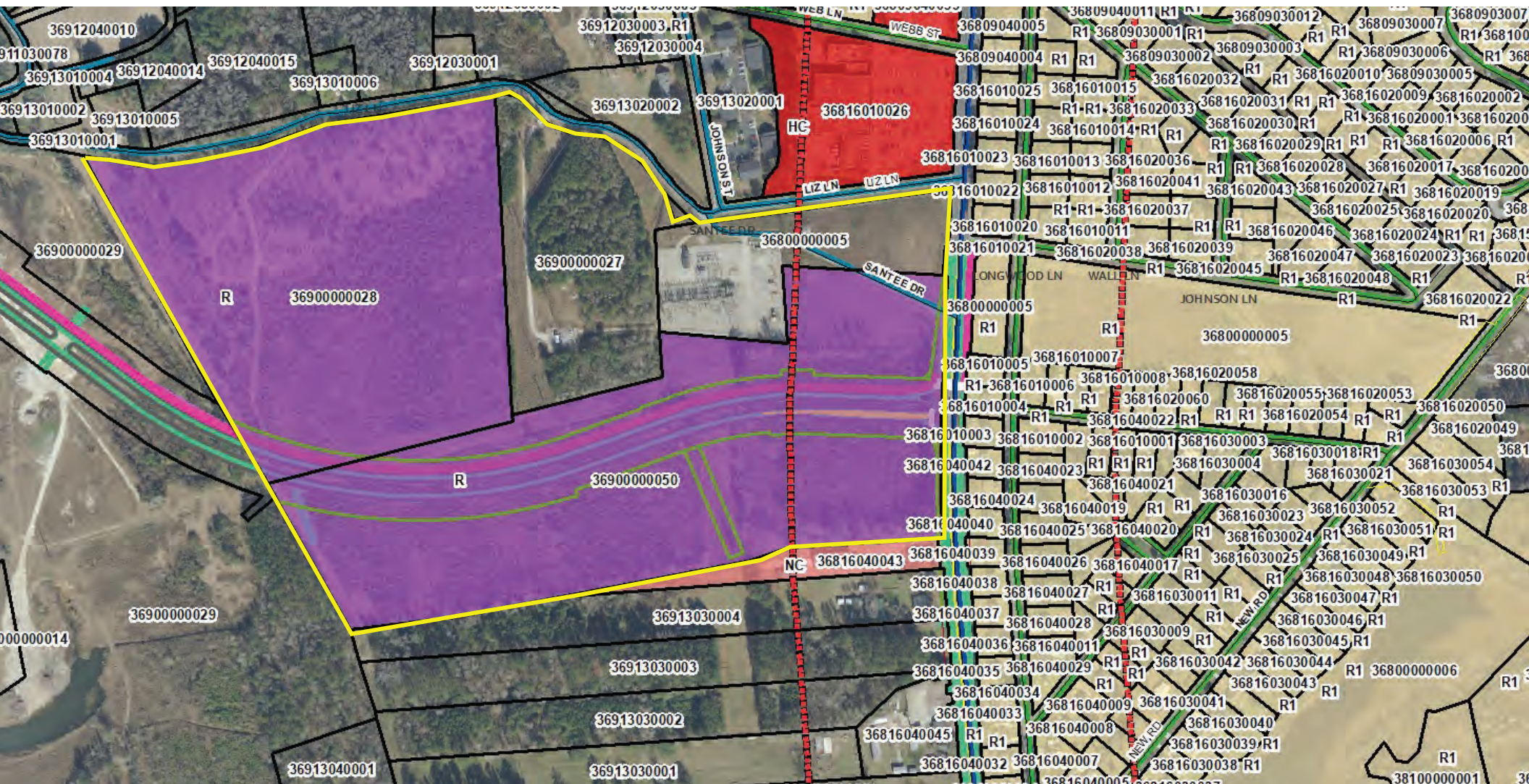


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PIN #: 368-00-00-0005  
PIN #: 369-00-00-0027  
SANTEE COOPER PROP  
(P23-0080)









# PETITION FOR ANNEXATION

<b>Staff Use Only</b>	
Received:	_____
BS&A #:	_____

City of Conway Planning  
 Department 196 Laurel Street, 29526

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

[www.cityofconway.com](http://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: Liz Lane & Hwy 701  
 PIN: 36900000027 & 36800000005     ACREAGE: ~~11.2 & 24.9~~ 10.5 & 6.68  
 PROPERTY ADDRESS: 411 & 403 Liz Lane, Conway, SC 29527  
 PROPERTY OWNER MAILING ADDRESS: One Riverwood Dr., Moncks Corner, SC 29461  
 PROPERTY OWNER TELEPHONE NUMBER: 843 761-8000  
 PROPERTY OWNER EMAIL: vwillia@santecooper.com  
 APPLICANT: South Carolina Public Service Authority c/o Victor Williams  
 APPLICANT'S EMAIL: vwillia@santecooper.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)

South Carolina Public Service Authority     *Victor R. Williams*                         DATE: 2-28-23  
 (Print)   (Signature)

\_\_\_\_\_  
 (Print)   (Signature)   DATE: \_\_\_\_\_



# PETITION FOR ANNEXATION

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

Is there a structure on the lot: Yes Structure Type: Communication Tower & Electrical Substation

Current Use: Communication Tower & Electrical Substation

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.

A City of Conway waterline and easement runs through the property.

\_\_\_\_\_  
\_\_\_\_\_

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 DIRECTOR AT THE CITY OF CONWAY.**

[planning@cityofconway.com](mailto: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](http://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: 411 & 403 Liz Lane, Conway, SC 29527 FEE PAID ( ) YES (x) NO

AREA OF SUBJECT PROPERTY (ACREAGE): ~~11.2 & 24.9~~ 10.5 & 6.68 PIN: 36900000027 & 36800000005

CURRENT ZONING CLASSIFICATION: \_\_\_\_\_

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: \_\_\_\_\_

REQUESTED ZONING CLASSIFICATION: R

NAME OF PROPERTY OWNER(S):

South Carolina Public Service Authority PHONE # 843-761-8000

PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):

One Riverwood Drive, Moncks Corner, SC 29461

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

Vicki R. Will  
PROPERTY OWNER'S SIGNATURE(S)

3-2-23  
DATE

PROPERTY OWNER'S SIGNATURE(S)

DATE

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

February 27, 2023

CITY OF CONWAY  
C/O MARY CATHERINE HYMAN  
229 MAIN STREET  
CONWAY, SC 29526

Re: Memorandum for PIN#'s 369-000-000-27 & 368-000-000-05 City of Conway Annexation,  
Horry County

Dear Ms. Hyman,

As part of Santee Cooper's integrated resource plans, a new 230kV electrical switching station (Conway Switching Station) has been proposed on a parcel west of the existing Conway 115-34.5kV Substation parcel. Per the City of Conway's request, Santee Cooper is seeking to annex these two (2) parcels, totaling approximately 36 acres, into the City.

Santee Cooper has been upgrading their electric transmission system in response to planned retirements of certain generation assets and adopting new renewable generation capacity, all while the local area has been experiencing growth in energy demand. This service area includes Santee Cooper's local distribution to residential, commercial, and industrial customers in Horry County.

The site is conveniently located adjacent to Santee Cooper's existing network facilities (existing multiple 230kV, 115kV, and 34.5kV lines and the existing Conway 115-34.5kV substation). Multiple transmission lines currently converge at this location, allowing the proposed switching station to service multiple substations with the higher capacity 230kV service. Additional 230kV circuits are also planned for this location. The proximity to these existing facilities results in less environmental and social impacts with lower construction and material costs, while also maintaining and improving system reliability.

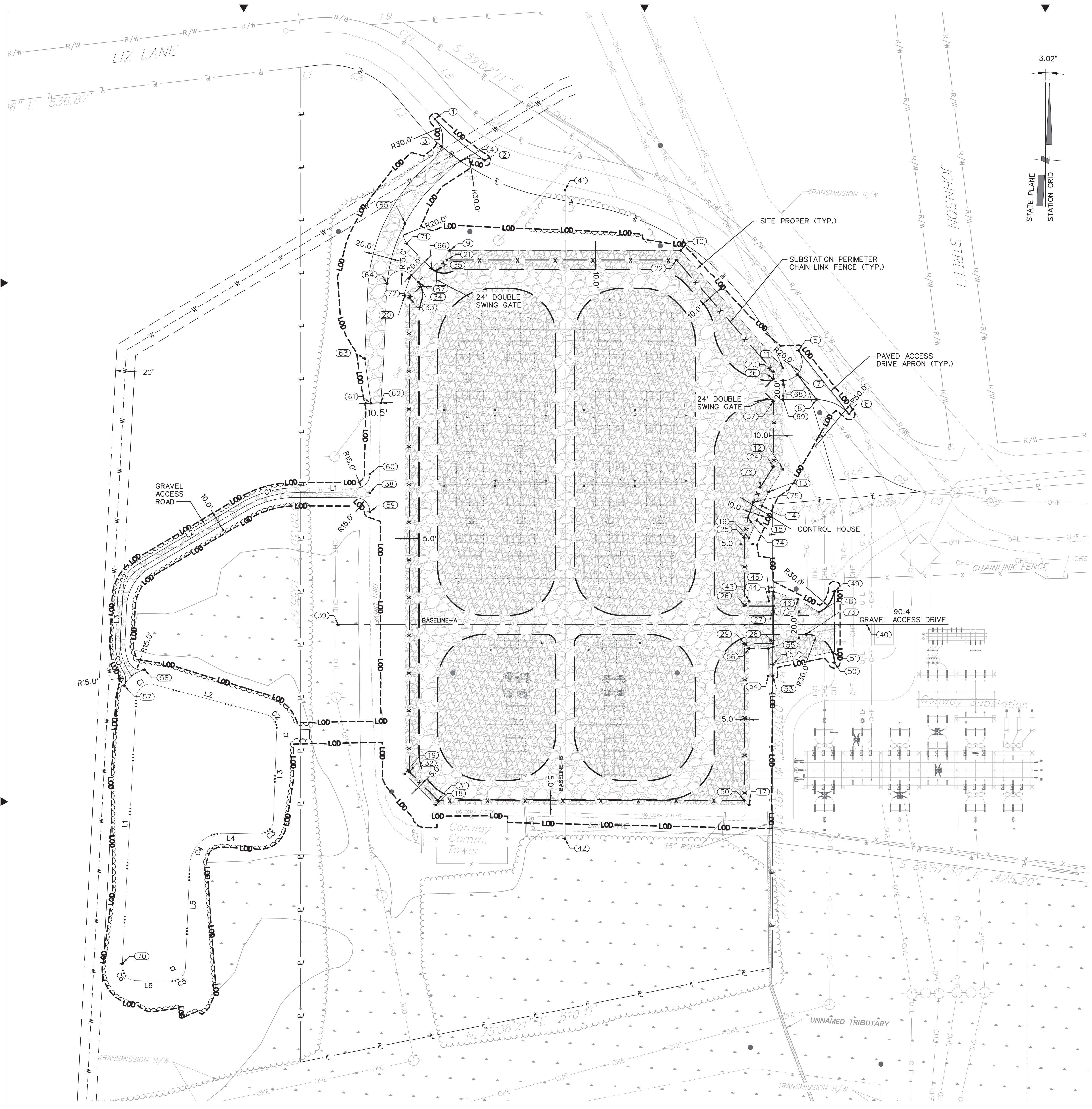
This project is intended to increase electric infrastructure reliability for Santee Cooper customers in the Conway-Myrtle Beach area. The new Conway Switching Station will also allow additional 230kV network expansion in the area to support load growth and maintain transmission reliability under multiple future scenarios.

Should you have questions, you can contact me at [david.schneider@santeecooper.com](mailto:david.schneider@santeecooper.com) or (843) 761-8000, ext. 4438.

Sincerely,



David J. Schneider, P.E.  
Sr. Eng., Santee Cooper



POINT TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	726874.05	2582282.02	DRIVE APRON
2	726833.31	2582337.05	DRIVE APRON
3	726845.56	2582290.41	DRIVE APRON
4	726830.98	2582311.53	DRIVE APRON
5	726649.16	2582679.94	DRIVE APRON
6	726585.08	2582736.88	DRIVE APRON
7	726623.94	2582679.94	DRIVE APRON
8	726598.44	2582701.69	DRIVE APRON
9	726735.79	2582305.18	SITE PROPER
10	726748.66	2582549.47	SITE PROPER
11	726629.79	2582664.33	SITE PROPER
12	726522.75	2582669.96	SITE PROPER
13	726497.83	2582655.92	SITE PROPER
14	726482.79	2582649.79	SITE PROPER
15	726467.17	2582645.27	SITE PROPER
16	726448.08	2582637.85	SITE PROPER
17	726165.30	2582652.99	SITE PROPER
18	726147.81	2582321.14	SITE PROPER
19	726178.96	2582286.52	SITE PROPER
20	726685.40	2582259.84	SITE PROPER
21	726725.65	2582302.78	FENCE CORNER
22	726738.43	2582545.45	FENCE CORNER
23	726625.53	2582654.54	FENCE CORNER
24	726525.12	2582659.83	FENCE CORNER
25	726448.26	2582632.83	FENCE CORNER
26	726375.73	2582636.65	FENCE CORNER
27	726377.35	2582667.51	FENCE TIE-IN
28	726337.39	2582669.22	FENCE TIE-IN
29	726335.78	2582638.76	FENCE CORNER
30	726170.01	2582647.49	FENCE CORNER
31	726152.92	2582322.94	FENCE CORNER
32	726181.30	2582291.40	FENCE CORNER
33	726683.60	2582264.94	FENCE CORNER
34	726695.70	2582275.84	GATE POST
35	726713.54	2582291.89	GATE POST
36	726618.03	2582654.93	GATE POST
37	726594.06	2582656.19	GATE POST
38	726474.54	2582233.95	GRAVEL ACCESS RD
39	726333.12	2582208.00	BASELINE A
40	726362.59	2582767.42	BASELINE A
41	726806.15	2582423.72	BASELINE B
42	726119.27	2582459.90	BASELINE B
43	726380.99	2582641.44	SITE PROPER
44	726382.14	2582662.30	SITE PROPER
45	726392.34	2582661.86	SITE PROPER
46	726392.55	2582666.86	SITE PROPER
47	726385.82	2582693.32	SITE PROPER
48	726373.24	2582716.14	SITE PROPER
49	726396.14	2582731.21	DRIVE APRON
50	726320.84	2582735.18	DRIVE APRON
51	726331.99	2582732.38	SITE PROPER
52	726315.31	2582670.17	SITE PROPER
53	726303.11	2582670.69	SITE PROPER
54	726302.95	2582665.73	SITE PROPER
55	726332.13	2582664.42	SITE PROPER
56	726331.06	2582644.12	SITE PROPER
57	726256.81	2581984.55	DRIVE APRON
58	726274.65	2582005.12	DRIVE APRON
59	726454.56	2582234.92	DRIVE APRON
60	726494.51	2582232.99	DRIVE APRON
61	726569.51	2582230.03	SITE PROPER
62	726570.35	2582240.53	SITE PROPER
63	726616.61	2582221.12	SITE PROPER
64	726697.16	2582240.48	DRIVE APRON
65	726761.98	2582256.23	DRIVE APRON
66	726715.45	2582286.88	SITE PROPER
67	726700.48	2582273.41	SITE PROPER
68	726616.56	2582665.02	SITE PROPER
69	726596.58	2582666.07	SITE PROPER
70	725962.25	2581997.98	POND
71	726740.43	2582259.02	DRIVE APRON
72	726707.70	2582265.50	DRIVE APRON
73	726349.22	2582703.64	SITE PROPER
74	726469.20	2582635.44	FENCE CORNER
75	726486.08	2582640.34	FENCE CORNER
76	726502.18	2582646.90	FENCE CORNER

**GENERAL NOTES:**

- SEE COVER SHEET FOR OVERALL LEGEND AND ABBREVIATIONS.
- SUBSTATION AND TRANSMISSION LINES SHOWN FOR REFERENCE ONLY.

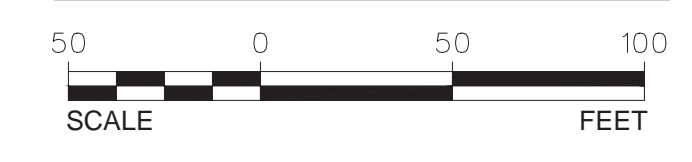
**LEGEND:**

DESCRIPTION	PROPOSED
SITE PROPER	---
ASPHALT PAVEMENT	▬
6" SABC NO. 2 LIMESTONE ROAD	▬
3" NO. 67 GRANITE	▬
STATION ROAD	▬
CHAIN-LINK FENCE	— x —
WET EXTENDED DETENTION POND EDGE	...
LIMITS OF DISTURBANCE	--- LOD ---
OUTLET CONTROL STRUCTURE	□
TREE LINE	~

GRAVEL ACCESS ROAD			
LINE/CURVE NO	LENGTH	RADIUS	BEARING/DELTA
C1	59.36	110.00	30.92
C2	39.31	40.00	56.31
C3	40.71	55.00	42.41
L1	77.67		S87° 13' 52.03"W
L2	126.30		S56° 18' 51.17"W
L3	44.45		S0° 00' 00.01"W

WET EXTENDED DETENTION POND			
LINE/CURVE NO	LENGTH	RADIUS	BEARING/DELTA
C1	26.69	15.00	101.93
C2	20.18	15.00	77.07
C3	23.26	15.00	88.83
C4	54.07	35.00	88.51
C5	23.23	15.00	88.73
C6	24.07	15.00	91.94
L1	284.72		N0° 00' 00.01"E
L2	123.06		S78° 04' 01.80"E
L3	97.18		S0° 59' 43.57"E
L4	38.07		S87° 49' 59.31"W
L5	108.87		S0° 40' 23.60"E
L6	37.23		S88° 03' 37.67"W

OVERALL SITE LAYOUT



**FOR PERMITTING ONLY**



Santee Cooper One Riverwood Drive P.O. Box 2946101 Moncks Corner, South Carolina 29461-6101 Mail Code: M501 (843)761-8000		1317 EXECUTIVE BLVD, SUITE 300 CHESAPEAKE, VA 23320 (757) 548-2056	
DESIGNED BY: B.S.S./BMcD	DRAFTED BY: A.S./BMcD	REVIEWED BY: A.M.M./BMcD	SUPERVISOR: A.M.M./BMcD
DATE: 10/28/2022	PROJ. NO.: 124759	SCALE: 1" = 50'	QUESTIONS? CALL (843) 761-8000, EXT.



**POWER SYSTEM ENGINEERING & CONTROL**  
DESIGN ENG & CONSTRUCTION MANAGEMENT

**CONWAY**  
230KV SWITCHING STATION

SITE DEVELOPMENT PLAN

SHEET 1 OF 13 DWG. NO. 5073-F01-5002.117

**DATE: APRIL 17, 2023**

**ITEM: IV.M**

**ISSUE:**

**Final Reading of Ordinance #ZA2023-04-03 (M)**, to annex approximately 2.03 acres located at 491 West Cox Ferry Road (PIN 382-04-04-0006), and rezone from Horry County Residential, no mobile homes allowed (SF20) to City of Conway Low-Density Residential (R).

**BACKGROUND:**

The annexation application was submitted by Andria Devoe on February 10, 2023, as a requirement to connect to water and/or sewer utilities. A restrictive covenant was also recorded on February 10, 2023 for this property. According to Horry County Land Records, the property was transferred into the applicant's name on February 8, 2023. The back corner of this parcel touches PIN 382-00-00-0037, which is a student housing complex with frontage on Hwy 544.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

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

Per *Section 3.2.17* of the UDO:

*The intent of the R District is to provide for the preservation and expansion of areas for low 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 annexation request at their March 20, 2023 meeting.

**STAFF RECOMMENDATION:**

Approve **Final Reading of Ordinance #ZA2023-04-03 (M)**.

**ORDINANCE #ZA2023-04-03 (M)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 2.03 ACRES OF PROPERTY LOCATED AT 491 WEST COX FERRY ROAD (PIN 382-04-04-0006), AND REQUEST TO REZONE FROM THE HORRY COUNTY RESIDENTIAL, NO MOBILE HOMES ALLOWED (SF20) TO THE CITY OF CONWAY LOW-DENSITY RESIDENTIAL DISTRICT (R).**

**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 2.03 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 2.03 acres of property located at 491 West Cox Ferry Road (PIN 382-04-04-0006), and request to rezone from Horry County Residential, no mobile homes allowed (SF20), to City of Conway Low-Density Residential (R).

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-Density Residential (R) 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 April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

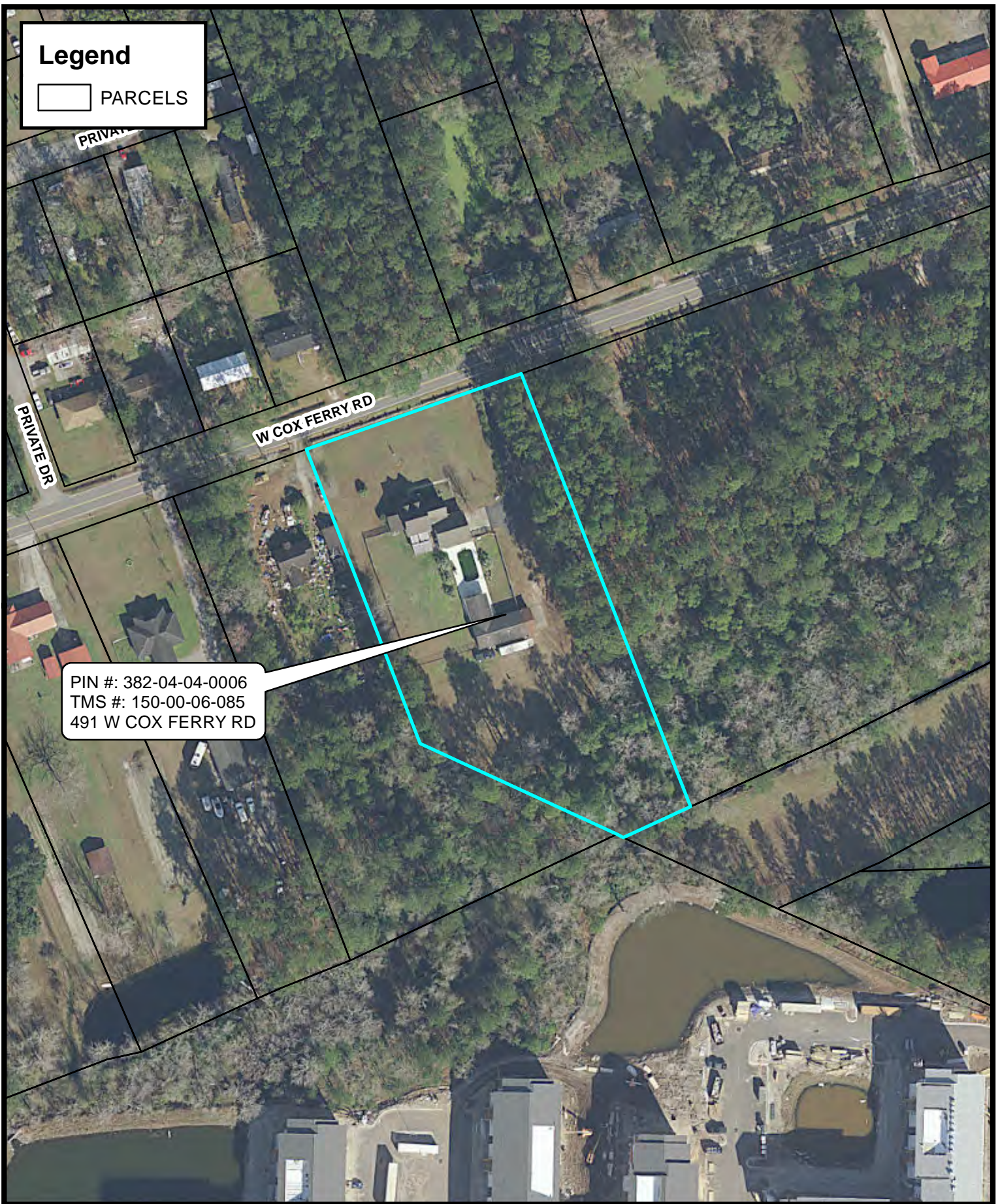
First Reading: March 20, 2023

Final Reading: April 17, 2023



# Legend

▭ PARCELS

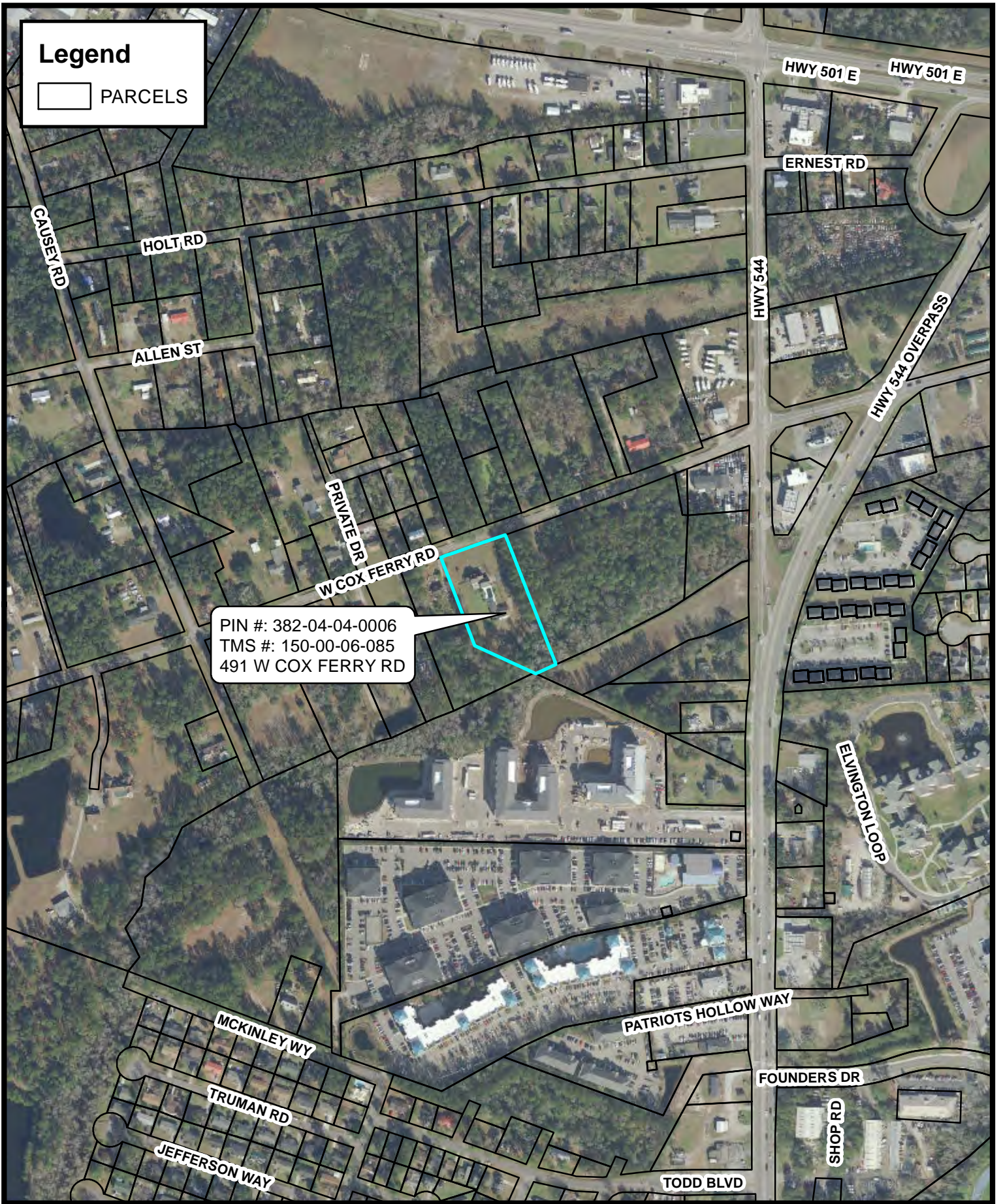


PIN #: 382-04-04-0006  
TMS #: 150-00-06-085  
491 W COX FERRY RD

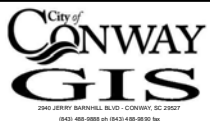


# Legend

▭ PARCELS



PIN #: 382-04-04-0006  
TMS #: 150-00-06-085  
491 W COX FERRY RD

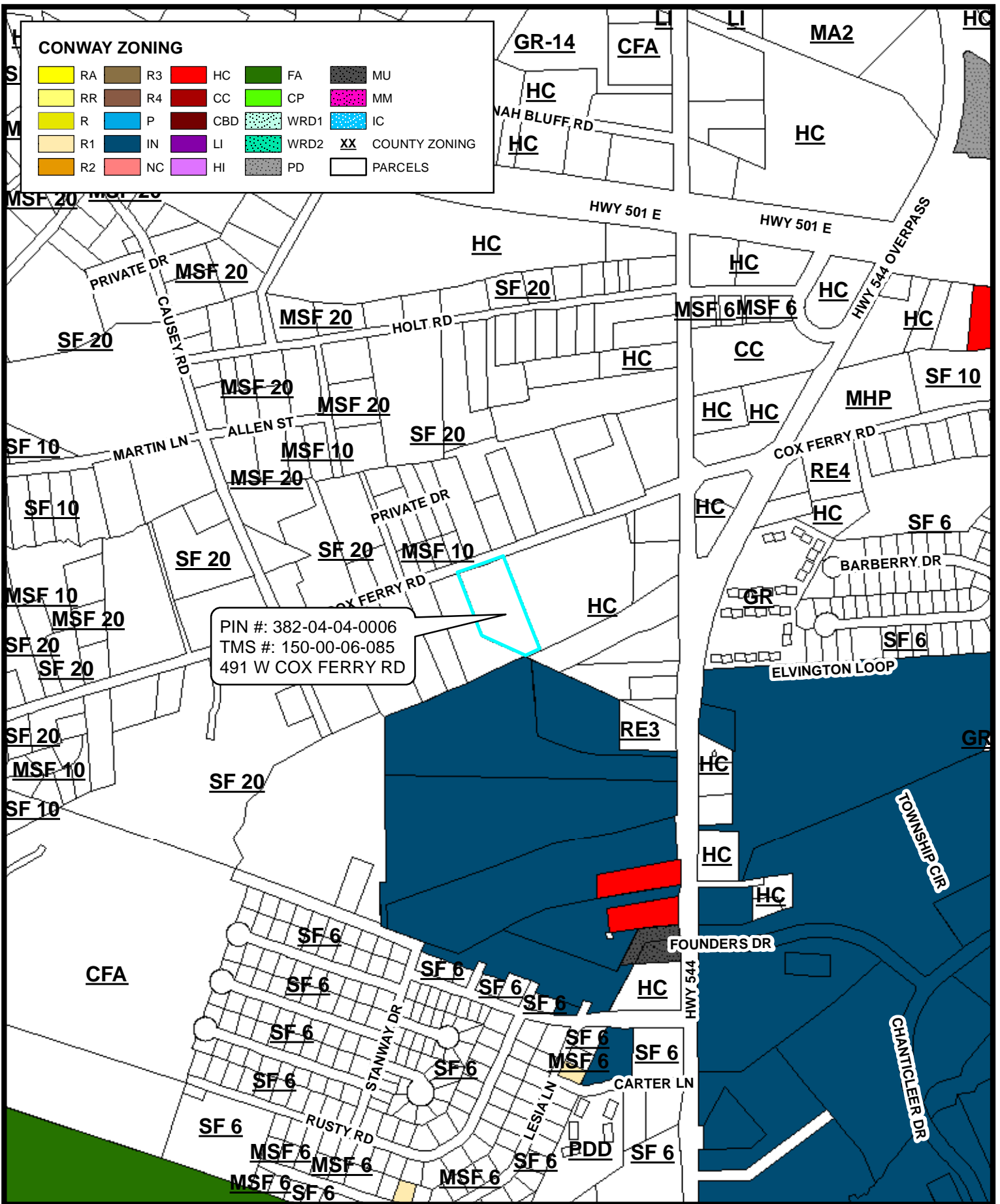


Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



PIN #: 382-04-04-0006  
TMS #: 150-00-06-085  
491 W COX FERRY RD  
(P23-0052)





PIN #: 382-04-04-0006  
 TMS #: 150-00-06-085  
 491 W COX FERRY RD




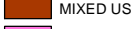
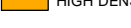
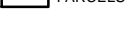
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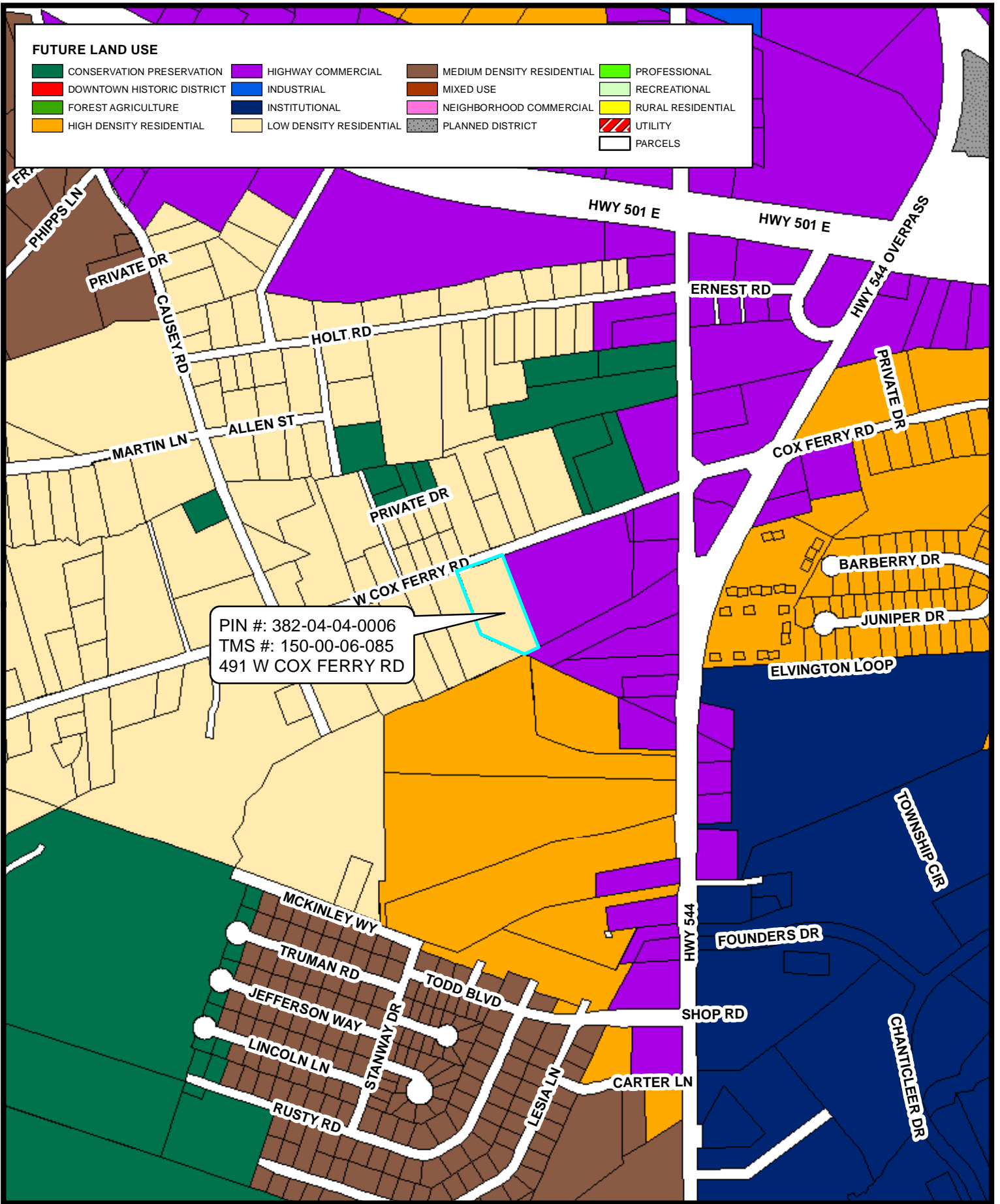


PIN #: 382-04-04-0006  
 TMS #: 150-00-06-085  
 491 W COX FERRY RD  
 (P23-0052)



**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 #: 382-04-04-0006  
 TMS #: 150-00-06-085  
 491 W COX FERRY RD








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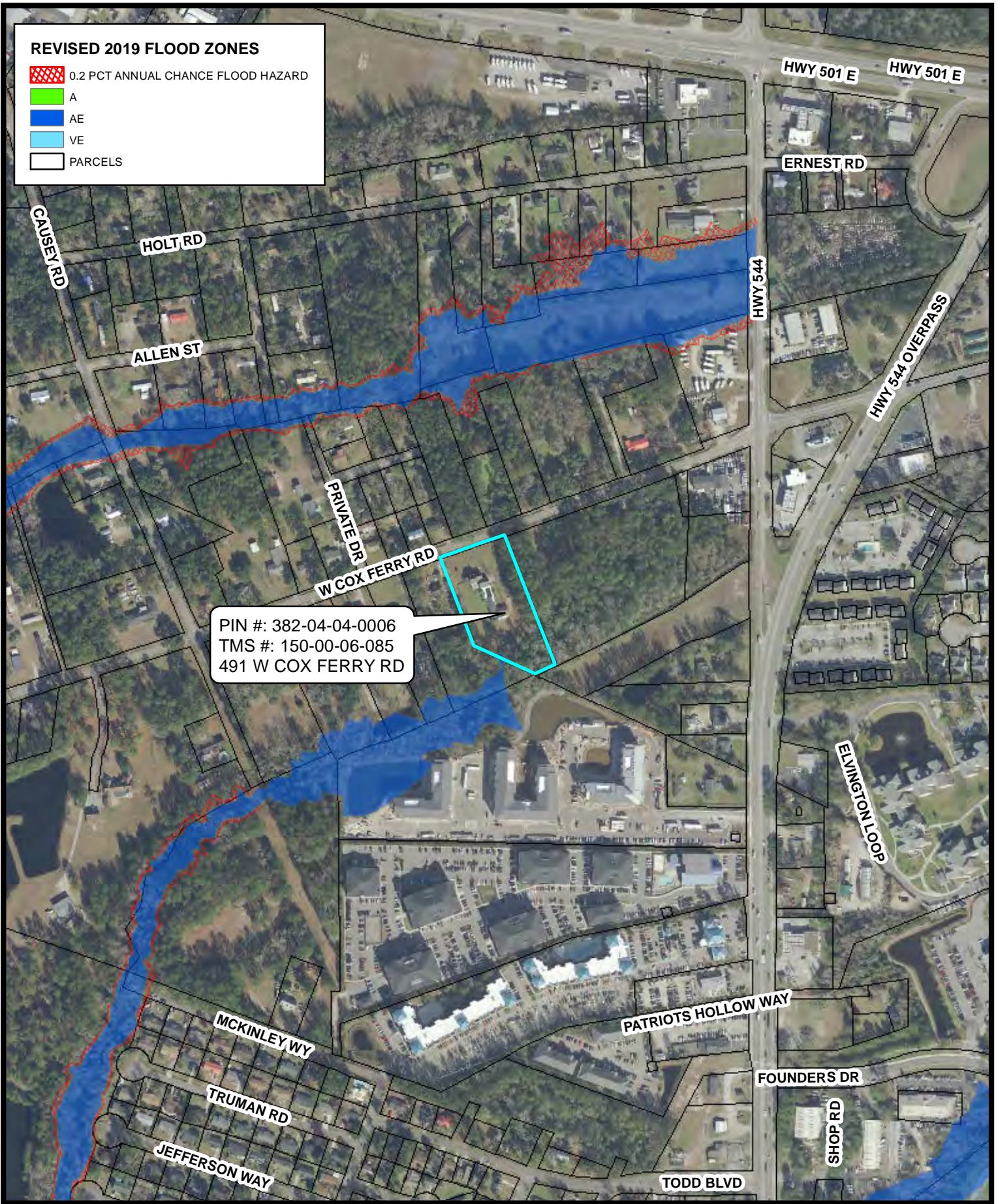


PIN #: 382-04-04-0006  
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 491 W COX FERRY RD  
 (P23-0052)

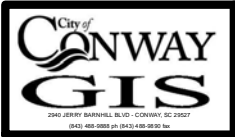


**REVISED 2019 FLOOD ZONES**

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



PIN #: 382-04-04-0006  
TMS #: 150-00-06-085  
491 W COX FERRY RD



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PIN #: 382-04-04-0006  
TMS #: 150-00-06-085  
491 W COX FERRY RD  
(P23-0052)







# PETITION FOR ANNEXATION

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

Is there a structure on the lot: Yes Structure Type: Single family home + detached guest 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 DIRECTOR AT THE CITY OF CONWAY.**

[planning@cityofconway.com](mailto:planning@cityofconway.com)



# Zoning Map Amendment Application

Incomplete applications will not be accepted.

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

City of Conway Planning Department  
196 Laurel Street, 29526

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

[www.cityofconway.com](http://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: 491 W Cox Ferry Rd Conway SC FEE PAID ( ) YES ( ) NO

AREA OF SUBJECT PROPERTY (ACREAGE): 2 PIN: \_\_\_\_\_

CURRENT ZONING CLASSIFICATION: \_\_\_\_\_

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: \_\_\_\_\_

REQUESTED ZONING CLASSIFICATION: \_\_\_\_\_

NAME OF PROPERTY OWNER(S):

Andria L. Devoe PHONE # (978) 973-4436

PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):

Same

\_\_\_\_\_

\*\*\*\*\*

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

Andria L. Devoe 2/10/2023  
PROPERTY OWNER'S SIGNATURE(S) DATE

PROPERTY OWNER'S SIGNATURE(S) DATE

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



**DATE: APRIL 17, 2023**  
**ITEM: IV.N.**

**ISSUE:**

Adoption of annual resolution recognizing April as National Fair Housing Month

**BACKGROUND:**

City Council annually adopts a resolution recognizing April as National Fair Housing Month as designated by the U.S. Department of Housing and Urban Development (HUD). A proposed resolution recognizing Fair Housing Month 2023 is attached for Council's consideration.

Fair housing goals and objectives are an integral part of the City and are incorporated into the long term plans for the Community Development Block Grant Program (CDBG). The City of Conway actively pursues compliance with the National Fair Housing Law and regularly provides education through both of the above referenced programs. In addition, the Horry County Community Development Office provides fair housing information to housing consumers and housing providers.

The Fair Housing Act is Title VIII of the Civil Rights Act of 1968, as amended. This law prohibits the discrimination in the sale, rental, financing and advertising and calls for equal access regardless of race, color, religion, sex, national origin, age, familial status or disability.

**RECOMMENDATION:**

Adopt the attached resolution under Consent Agenda.

STATE OF SOUTH CAROLINA            )  
COUNTY OF HORRY                    )                    **RESOLUTION**  
CITY OF CONWAY                        )

**FAIR HOUSING RESOLUTION**

**WHEREAS**, the City of Conway desires that all its citizens be afforded the opportunity to attain a decent, safe, and sound living environment; and

**WHEREAS**, the City of Conway rejects discrimination on the basis of race, religion, color, sex, national origin, disability, and/or familial status in the sale, rental, or provision of other housing services, and

**WHEREAS**, the State of South Carolina enacted the South Carolina Fair Housing Law in 1989; and

**WHEREAS**, April is recognized nationally as Fair Housing Month;

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Conway does hereby designate April 2023 as Fair Housing Month in the City of Conway.

**RATIFIED BY CITY COUNCIL**, duly assembled, this 17th day of April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

**DATE: APRIL 17, 2023**  
**ITEM: IV.O.**

**ISSUE:**

Approval of a Resolution Endorsing the 2023 Horry County Solid Waste Management Plan

**BACKGROUND:**

The Solid Waste Policy and Management Act of 1991 (the Act) requires the South Carolina Department of Health and Environmental Control (SC DHEC) to publish a State Solid Waste Management Plan. The most recent revision to the State plan was published in 1999. The Act also requires preparation of "local" solid waste management plans. The Horry County Solid Waste Authority, Inc., (HCSWA) initially developed a Solid Waste Management Plan for Horry County in 1993. The County Plan was updated in 1996, 1998, 2001, 2007, and 2011, 2015 and 2018.

**RECOMMENDATION:**

Approve the Resolution endorsing the 2023 Horry County Solid Waste Management Plan.

**STATE OF SOUTH CAROLINA }**

**COUNTY OF HORRY }**

**CITY OF CONWAY }**

**R E S O L U T I O N**

**A RESOLUTION ENDORSING THE UPDATED 2023 HORRY COUNTY SOLID WASTE MANAGEMENT PLAN AS CREATED BY THE HORRY COUNTY SOLID WASTE AUTHORITY, INC., WITH ADVICE FROM THE HORRY COUNTY SOLID WASTE TECHNICAL ADVISORY COUNCIL.**

**WHEREAS,** the South Carolina Solid Waste Policy and Management Act of 1991 (the Act) established a policy promoting reduction, re-use, and recycling of solid waste before landfilling or incineration and;

**WHEREAS,** the Act established the following goals:

- Encourage research by state agencies and state-supported educational institutions and private entities into the reduction of solid waste generated;
- Encourage a regional approach to solid waste management;
- Reduce the amount of solid waste received at municipal solid waste landfills and incinerators by 40 percent, calculated by weight. No more than 50 percent of this goal may be met by removal of yard trash, land clearing debris, white goods, construction and demolition debris, and waste tires from the municipal solid waste stream;
- Continue to set new and revised goals every five years;
- Recycle at least 40 percent, calculated by weight, of the total waste stream generated. No more than 40 percent of this goal may be met by removal of yard trash and land-clearing debris from the waste stream. Waste reduction from incineration may not account for more than 50 percent of a solid waste landfill’s effort toward the 40 percent reduction goal;
- That each county or regions make every effort to meet, individually, the state’s solid waste reduction and recycling goals. And that each county or region, and municipalities located therein, will be eligible for specific bonus grants, and,

**WHEREAS,** pursuant to the Act, each county or region must prepare a solid waste management plan and submit to the South Carolina Department of Health and Environmental Control.

**WHEREAS,** the Act requires that each county create a Solid Waste Advisory Council as required in the South Carolina Solid Waste Policy and Management Act of 1991 to render advice on the preparation of the local solid waste management plan and on methods of implementing the plan; and

**WHEREAS,** the Horry County Solid Waste Authority Council was duly established pursuant to the Act and has performed the duties and carried out its responsibilities as required; and

**WHEREAS,** the Act requires that each county or region must ensure that all local governments participate in the preparation and implementation of the plan; and

**WHEREAS,** the Horry County Solid Waste Authority, Inc., working in concert with the Horry County Solid Waste Advisory Council, has updated the 2018 Horry County Solid Waste Management Plan; and

**WHEREAS,** pursuant to the Act, sufficient and adequate opportunity has been afforded the county and local municipalities to participate in the preparation of updating plan; and

**WHEREAS,** the county and local municipalities join in the efforts of the Horry County Solid Waste Authority and the Solid Waste Advisory Council in updating the 2018 Horry County Solid Waste Management Plan; **now, therefore,**

**BE IT RESOLVED,** that the Horry County Council endorses the 2023 Horry County Solid Waste Management Plan as created by the Horry County Solid Waste Authority, Inc., with advice from the Horry County Solid Waste Advisory Council, and

**BE IT FURTHER RESOLVED,** that the updated 2023 Horry County Solid Waste Management Plan incorporate this Resolution as part and parcel thereof.

**RATIFIED BY CITY COUNCIL,** duly assembled, this 17 day of April, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

CITY OF CONWAY CITY COUNCIL  
SPECIAL MEETING  
BUILDING & PLANNING DEPARTMENT  
196 LAUREL STREET, CONWAY, SOUTH CAROLINA  
MONDAY, MARCH 13, 2023 – 10:00 A.M.

**PRESENT:** Mayor Barbara Blain-Bellamy, Justin Jordan, Mayor Pro Tem  
Council Members: Amanda Butler, William Goldfinch, Beth Helms, Alex Hyman, Larry White

**STAFF:** Adam Emrick, City Administrator; John Rogers, Deputy City Administrator; Mary Catherine Hyman, Deputy City Administrator; Jeff Leveille, Technology Services Director; Le Hendrick, Fire Chief; June Wood, Public Information Officer; Dale Long, Chief of Police; Robert Cooper, Building Official; Attorney John Boyd, via Zoom; and Alicia Shelley, City Clerk

**OTHERS:** Cheryl Moore Adamson and approximately 30 others in attendance.

**CALL TO ORDER:** Mayor Blain-Bellamy called the meeting to order, 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.

Cheryl Moore Adamson, representative of the Whittemore Racepath Historical Society (WRHS) told council that the WRHS expresses their sorrow and dismay due to the devastation of the fire that occurred at the school on Tuesday, March 7, 2023. She stated that despite these events, the WRHS is asking the City for the following: That the RFP be closed; WRHS be awarded the school and the site as it sits today; the burn site is not demolished prior to inspection by the WRHS structural engineer to see what is salvageable; and that the City delivers a clean site with bricks salvage for the creation of a memorial.

Fire Chief Hendrick stated that on Tuesday, March 7, 2023, the Conway Fire Department was dispatched to the former site of the Whittemore Elementary School for a reported structure fire. Hendrick gave a timeline during the nearly 24-hour event. Hendrick said that portions of the building were required to be demolished in order to battle the fire and that multiple rooms were at flashover stage upon arrival, which occurs at fires exceeding 1,100 degrees. Hendrick read the International Fire Code, Section [A] 114.1.1 Unsafe conditions that says, “Structures of existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress, inadequate light and ventilation, or that constitute a fire hazard, are otherwise dangerous to human life or the public welfare, or involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the fire code official deems necessary and a provided for in the section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.” Hendrick said that per this section, the remains of Whittemore Elementary are deemed unsafe.

Building Official Cooper informed Council that in 2018, he placed plywood over the Whittemore windows and they were taken off and the windows were busted out. Cooper said that, on January 6 of this year, he put steel on the doors and they were also removed. Cooper stated that part of his job duties includes assessing buildings that may be unfit due to dilapidation, defect, hazard, or other conditions rendering them unsafe. Cooper said that throughout his career he has made these determinations many times and typically this results in the structure being demolished. Cooper said that sometimes a property owner will repair the

structure, but that is not always possible under City Code. Cooper read Sec. 5-1-62 (a) that says that “if a repair to a structure exceeds 50% of the value of the building, then the structure must be removed or demolished.” Cooper said that in the case of Whittemore Elementary, the cost to repair the structure exceeds 50% of the value. The value is determined by Horry County.

Police Chief Long informed Council of the people living in the building due to bedding on the floor and food wrappings. Long stated that SLED was brought in for an investigation and that a person of interest had been questioned.

Boyd informed Council that an asbestos survey of the building done in 2017 confirmed that the building contains regulated asbestos containing material (RACM) and that the US Environmental Protection Agency contacted DHEC regarding the fire and the concern for the potential release of RACM at the site. DHEC personnel visited the site and requested a copy of the asbestos survey from the City. Asbestos, in friable form, poses a known risk to human health and the environment and is a regulated hazardous substance. Boyd stated that the current state of the site represents a public health hazard and should be secured as quickly as possible. Until the site is secured, it represents a threat to human health and the environment and the City, as the owner, could be liable for injuries. If the remaining structure cannot be secured from a structural stand-point then the safest option is to demolish the remaining structure and safely dispose of all materials in a landfill licensed and permitted to accept RACM. This should be done as soon as practical given the potential threat to human health posed by the current condition of the site.

After much discussion regarding people trespassing and living in the building, determining the cause of the fire, the condition of the front building, the condition of the back building, the value of the building, existing building code, construction of the building, cameras being placed to monitor the buildings, prevention of people from going inside, number of Police Officers, air quality, health issues, liability concerns, asbestos issues, intent of Horry County Schools, restoration of the back building for a community center, salvaging of bricks, and fencing/securing the remaining building, the following motion was made.

**CONSIDERATION OF EMERGENCY DEMOLITION OF WHITTEMORE ELEMENTARY SCHOOL - Motion:** Blain-Bellamy made a motion, seconded by Hyman, based on the assessment made by the City’s own professionals who have dealt with safety concerns from Chief Dale Long, building codes and building conditions from Robert Cooper, damage that has been exacerbated by fire last Tuesday as spoken by Chief Hendrick and as a reminder that our own Ordinance says that under the condition that there being not a possibility for half the value of the building being saved that the City moves forward with the demolition of the damaged building and that the City not touch the building that is separate from the original school.

Emrick stated that under Procurement rules, if the request can be declared an emergency situation to demolish, it will be much easier for staff to procure a contractor that can act in haste, rather than one that may take months to get out there.

Blain-Bellamy added to the motion that this be deemed an emergency demolition. Hyman seconded the addition to the motion.

Moore-Adamson requested that any bricks be salvaged.

Blain-Bellamy stated that she would add that to her motion and said that unless some safety issue within the bricks themselves, that in the demolition of that part of Whittemore Elementary School that the City save these bricks for other uses.

**Vote:** Unanimous. Motion carried.

After some discussion regarding the closing of the RFP, the following motion was made.

**CONSIDERATION OF CLOSING REQUEST FOR PROPOSALS FOR WHITTEMORE ELEMENTARY SCHOOL PROPERTY - Motion:** Blain-Bellamy made a motion, seconded by Jordan, to not decide relative to closing the RFP, until such time as the proposal itself has been amended. **Vote:** Unanimous. Motion carried.

**ADJOURNMENT: Motion:** Goldfinch made a motion, seconded by Blain-Bellamy, to adjourn the meeting at approximately 11:51 a.m. **Vote:** Unanimous. Motion carried.

**APPROVAL OF MINUTES:** Minutes approved by City Council this 17 day of April, 2023.

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Alicia Shelley, City Clerk



CITY OF CONWAY  
CITY COUNCIL MEETING  
BUILDING & PLANNING DEPARTMENT  
196 LAUREL STREET, CONWAY  
MONDAY, MARCH 20, 2023 - 4:00 P.M.

**PRESENT:** Mayor Barbara Jo Blain-Bellamy, Justin Jordan, Mayor Pro Tem, Amanda Butler, William Goldfinch, Alex Hyman, Larry White. **ABSENT:** Beth Helms

**STAFF:** Adam Emrick, City Administrator; John Rogers, Deputy City Administrator; Mary Catherine Hyman, Deputy City Administrator; June Wood, Public Information Officer; Le Hendrick, Fire Chief; Jessica Hucks, Planning & Development Director; Rock Rabon, Fleet Maintenance Director; Dale Long, Chief of Police; Steven Pearce, Police Sergeant ; Heath Watford, Police Sergeant; Jeff Leveille, Technology Services Director; Allison Williams, Finance Director; Timmy Williams, Hospitality & Beautification Director; Kayla Fleming, Associate Judge; Robert Cooper, Building Official; Brandon Harrelson, Public Works Director; Reggie Jenerette, Solid Waste Director; Lynn Smith, Human Resource Director; Ashley Smith, Parks & Recreation Director; James Friday, Public Utilities Director; Tyler Swanson, Senior Master Police Officer; and Alicia Shelley, City Clerk.

**OTHERS:** Priscilla Fuller, Sha-Ron Jones, David Schnieder, Kent Hendrick, Tina Hardin, Conway High School Boys Basketball team and coaches, and approximately 10 others in attendance.

**CALL TO ORDER:** Mayor Blain-Bellamy called the meeting to order. Erik Roberts of the Rock 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.

**APPROVAL OF AGENDA:** **Motion:** Butler made a motion, seconded by Hyman, to approve the March 20, 2023 meeting agenda. **Vote:** Unanimous. Motion carried.

**CONSENT AGENDA:**

- A. Final Reading of Ordinance #ZA2023-03-20 (A) to annex approximately 4.04 acres of property located at 3550 Hwy. 701 South (PIN 381-01-04-0023), and rezone from Horry County High Bulk Retail with Accessory Outdoor Storage District (RE4) to City of Conway Highway Commercial (HC).**
- B. Final Reading of Ordinance #ZA2023-03-20 (B) to annex approximately 0.53 acres of property located at 148 University Drive (PIN 383-10-04-0014), and rezone from Horry County Single Family Residential (SF10) to City of Conway Low/Medium Density Residential (R1).**
- C. Final Reading of Ordinance #ZA2023-03-20 (C) to annex approximately 0.85 acres of property located at 1705 Hemingway Chapel Road (PIN 337-15-03-0004), and rezone**

from Horry County Single Family Residential (SF20) to City of Conway Low/Medium Density Residential (R1).

- D. Final Reading of Ordinance #ZA2023-03-20 (F) to amend Article 6 – Design Standards, of the City of Conway Unified Development Ordinance (UDO), regarding building height limitation in the High-Density Residential (R-3) zoning district.
- E. Final Reading of Ordinance #ZA2023-03-20 (G) to amend Article 4 – Use Tables, of the City of Conway Unified Development Ordinance (UDO), regarding the permitted uses in the Light Industrial (LI) and Heavy Industrial (HI) zoning districts.
- F. Appointment of Municipal Judge to 4-year Term
- G. Approval of Law Enforcement Assistance and Support Agreement MOU with the City of Myrtle Beach Police Department
- H. Resolution Accepting Dedication of Roadways and Drainage for Rivertown Row North Phase 1
- I. Special Event – Groovin’ on the Green – May 5, 12 and 19, 2023
- J. Special Event – Conway Riverfest 2023 – June 24, 2023
- K. Approval to Replace Police Vehicle
- L. Approval of GSWSA Agreement for Solid Waste Collection and Stormwater Management Fee Billing
- M. Approval of March 2-3, 2023 Budget Retreat Minutes
- N. Approval of February 20, 2023 Council Meeting Minutes

**APPROVAL OF CONSENT AGENDA:** Motion: Goldfinch made a motion, seconded by Jordan to approve the March 20, 2023 consent agenda. Vote: Unanimous. Motion carried.

**PUBLIC INPUT:**

Cheryl Moore Adamson spoke regarding the Whittemore Elementary School project.

There was no further public input. Motion: Goldfinch made a motion, seconded by Hyman, to close public input. Vote: Unanimous. Motion carried.

**SPECIAL PRESENTATION:**

- A. **Resolution Honoring the Conway High School Boys Basketball Team** – Blain-Bellamy presented the Conway High School boys basketball team and coaches with a Resolution honoring their 2022-2023 season and resolve Tuesday, March 21, 2023 as Conway High School Boys’ Basketball Team Day.

- B. Employee of the Month for March 2023 - Public Safety** – Long presented Tyler Swanson, Senior Master Police Officer, with the Employee of the Month award.
- C. Discussion of a proposal to annex approximately 1.01 acres of property located near the intersection of Highway 501 and Four Mile Road (PIN 326-09-03-0002), and rezone from Horry County Commercial Forest Agriculture (CFA) district to City of Conway Highway Commercial (HC) district.** Hucks informed Council that this annexation application was submitted in February, and the intent is to combine the parcel with the one directly on the corner of Highway 501 and Four Mile Road for a convenience store, known as Parker’s Kitchen, to be constructed on the property. The Future Land Use Map identifies the parcel as Highway Commercial. Planning Commission will hold a public hearing on April 6, 2023.
- D. Discussion of a proposal to annex approximately 2.45 acres of property located at 3594 Highway 701 S (PIN 381-01-04-0022), and rezone from Horry County Indoor Amusement Commercial (AM1) district to City of Conway Highway Commercial (HC) district.** Hucks informed Council that this annexation application was submitted in February as this property is now contiguous. The adjacent parcel, Bucks Township Storage was recently annexed. The subject property has a retail gun store and indoor shooting range. The main concern with this request would be the inability of the applicant to expand once annexed, however staff is currently working on drafting a text amendment that will address shooting ranges and this amendment will be forthcoming at a future date. The Future Land Use Map shows the parcel as Highway Commercial. Planning Commission will hold a public hearing on April 6, 2023.
- E. Discussion of a proposal to rezone approximately 1.8 acres of property located at the corner of Hwy 378 and Grainger Rd (PIN’s 338-16-03-0004 and -0006), from City of Conway Medium-Density Residential (R-2) district to City of Conway Highway Commercial (HC) district.** Hucks informed Council that this rezoning application was submitted and the applicants are requesting to rezone the two properties at the corner of Highway 378 and Grainger Road from Medium Density Residential to Highway Commercial. Hucks stated that the properties are currently vacant and mostly wooded. The Future Land Use Map shows the parcels as Highway Commercial. Planning Commission will hold a public hearing on April 6, 2023.
- F. Discussion of a proposal to rezone approximately 1.23 acres of property located at the corner of Hwy 378 and Green Pond Circle (PIN 337-15-01-0003), from City of Conway Low/Medium-Density Residential (R-1) to City of Conway Highway Commercial (HC) district.** Hucks informed Council that this applicant submitted a rezoning application in February to rezone the property at the corner of Highway 378 and Green Pond Circle from the Low Medium Density Residential to Highway Commercial. The property is currently vacant. The final plat for the Macala Acres Subdivision shows this parcel as being reserved for commercial. The Future Land Use Map shows the parcels as Highway Commercial. Planning Commission will hold a public hearing on April 6, 2023.

## **PUBLIC HEARING AND FIRST READING:**

- A. Public Hearing and First Reading of Ordinance #ZA2023-04-03 (A) amending the City of Conway 2035 Comprehensive Plan, to include the addition of a Resiliency Element.** Hucks gave a brief overview of the Resiliency Element. Hucks stated that the Planning Commission held the required public hearing on the adoption of a Resiliency Element. There was no public input and PC recommended adoption of the Resiliency Element at their February 2, 2023 meeting. Staff gave a presentation of the Resiliency Element at the February 20, 2023 City Council meeting.

There was no public input. **Motion:** Blain-Bellamy made a motion, seconded by White, to close public input. **Vote:** Unanimous. Motion carried.

**Motion:** Goldfinch made a motion, seconded by Hyman, to approve first reading of this ordinance. **Vote:** Unanimous. Motion carried.

- B. Public Hearing and First Reading of Ordinance #ZA2023-04-03 (B) amending the City of Conway 2035 Comprehensive Plan, to include updates to the Population and Housing Elements.** Hucks gave a brief overview of the Population and Housing Elements. Hucks stated that the Planning Commission held the required public hearing of the updates. There was no public input and PC recommended approval of the updates to the Population and Housing Elements of the Comprehensive Plan at their February 2, 2023 meeting. Staff gave a presentation of the Population and Housing Elements at the February 20, 2023 City Council meeting.

White stated that he had concerns with the “Affordable Housing” terminology. Emrick reminded Council that State law provides certain language within the Housing Element. Hucks stated that where possible within the update, that staff did amend the language.

There was no public input. **Motion:** Hyman made a motion, seconded by Butler, to close public input. **Vote:** Unanimous. Motion carried.

**Motion:** Hyman made a motion, seconded by Jordan, to approve first reading of this ordinance. **Vote:** Unanimous. Motion carried.

- C. Public Hearing and First Reading of Ordinance #ZA2023-04-03 (C) amending the City of Conway 2035 Comprehensive Plan, to amend the Future Land Use Map, for property located at 1931 Fulmer Street (PIN 338-06-02-0042).** Hucks informed Council that since updating the Future Land Use Map of the Comprehensive Plan for the City in 2019, staff occasionally reviews annexation and/or rezoning requests for zones that don’t match what is in the current Future Land Use Map. When a request is approved that doesn’t match the Future Land Use Map, the map must be updated to reflect this change. Hucks said that the property owner of 1931 Fulmer Street would like the zoning to be changed to a district that would accommodate a child daycare facility. The property is currently zoned R1 and the Future Land Use Map shows the property as continuing to be zoned R1. The property owner previously requested that the property be rezoned to Highway Commercial. There was a lot of concern from the surrounding

property owners regarding this property being zoned Highway Commercial, although they were not concerned with the use of the property as a child daycare facility. Without a Future Land Use Map amendment, the property cannot be rezoned to another district other than a zoning consistent with the surrounding zoning or the Future Land Use Map, as that would be considered spot zoning. Hucks stated that amendments to the Future Land Use Map require a 30-day public hearing notice, and requires a public hearing to be held by Planning Commission and City Council. The City Council public hearing on this amendment was advertised for the March 20 Council meeting, and the Planning Commission public hearing on this amendment was advertised for the April 6 Planning Commission meeting. Final reading on this amendment and the rezoning request cannot occur until after Planning Commission has made a recommendation. Hucks said that staff recommended that the Future Land Use Map be amended for this property, to reflect the future land use as Professional. The applicant is also requesting first reading of the zoning change of the property to Professional, to run concurrently with the Future Land Use Map amendment. Hucks said that staff did update the Planning Commission on the rezoning request for this property and explained that staff would be pursuing an amendment for the property, with the public hearing on the Future Land Use Map amendment to be held at the April 6 Planning Commission meeting.

Kent Hendrick stated that he was opposed to the amount of traffic that this rezoning would allow, but not opposed to the daycare.

Hucks stated that staff recommended Professional and she then read what uses are not permitted in the Professional district.

There was no further public input. **Motion:** Hyman made a motion, seconded by Goldfinch, to close public input. **Vote:** Unanimous. Motion carried.

**Motion:** White made a motion, seconded by Jordan, to approve first reading of this ordinance. **Vote:** Unanimous. Motion carried.

#### **FIRST READING:**

- A. First Reading of Ordinance #2023-04-03 (D) for approval of an Agreement to Lease City-Owned Property located at 147 Sherwood Drive.** Hyman stated that the City has acquired many lots in the floodplain through the FEMA buyout program. City Council approved the use of private leases to neighboring property owners. Hyman stated that the owners of 186 Long Avenue have requested to lease 147 Sherwood Drive.

**Motion:** Goldfinch made a motion, seconded by Hyman, to approve first reading of this ordinance. **Vote:** Unanimous. Motion carried.

- B. First Reading of Ordinance #2023-04-03 (E) amending the City Code of Ordinances, Section 1-6-1, Personnel Policies, updating the Personnel Policy Manual.** Smith stated that staff proposed to update the Personnel Policy Manual as the current policy was adopted April 25, 2005 and revised on January 12, 2009. Smith added that the changes were included at the Budget Retreat.

**Motion:** Hyman made a motion, seconded by Blain-Bellamy to approve first reading of this ordinance. **Vote:** Unanimous. Motion carried.

- C. First Reading of Ordinance #ZA2023-04-03 (F) to annex approximately 19.7 acres of property located at 2875 E. Hwy 501 (PIN 400-00-00-0011), and rezone from Horry County Highway Commercial (HC) district to City of Conway Highway Commercial (HC) district.** Hucks informed Council that this annexation request was located at 2875 East Highway 501 and the property is currently zoned Horry County Highway Commercial. The property is proposed to be developed for two fast food establishments. The Future Land Use Map identifies the property as being Highway Commercial. Planning Commission held the required public hearing on March 2, 2023. There was no public input. Hucks said that Planning Commission recommended approval and staff also recommends approval.

**Motion:** Blain-Bellamy made a motion, seconded by White to approve first reading of this ordinance. **Vote:** Unanimous. Motion carried.

- D. First reading of Ordinance #ZA2023-04-03 (G) to annex approximately 6.39 acres of property located on El Bethel Road (PIN 337-07-02-0002), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Institutional (IN).** Hucks informed Council that this property along with the following 3 agenda items E, F and G on the agenda are the same applicant. Three of the parcels are on the same side of the road and the other parcel is directly across the road.

Goldfinch stated that as the City continues to expand out in this direction, and also with Perimeter Road coming in this area, that the City should encourage developers to put the commercial services up front to keep residents off of Highway 501.

**Motion:** White made a motion, seconded by Hyman to combine agenda items VIII.D., VIII.E., VIII.F., and VIII.G. and approve first reading of these ordinances. **Vote:** Unanimous. Motion carried.

- E. First reading of Ordinance #ZA2023-04-03 (H) to annex approximately 9.04 acres of property located on El Bethel Road (PIN 337-06-01-0006), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Institutional (IN).** Combined with agenda items VIII.D., VIII.E., VIII.F., and VIII.G.
- F. First reading of Ordinance #ZA2023-04-03 (I) to rezone approximately 7.64 acres of property located on El Bethel Road (PIN 337-06-01-0003) from City of Conway High Density Residential (R-3) to City of Conway Institutional (IN).** Combined with agenda items VIII.D., VIII.E., VIII.F., and VIII.G.
- G. First reading of Ordinance #ZA2023-04-03 (J) to rezone approximately 2.35 acres of property located on El Bethel Road (PIN 337-06-01-0004) from City of Conway Highway Commercial (HC) to City of Conway Institutional (IN).** Combined with agenda items VIII.D., VIII.E., VIII.F., and VIII.G.

**H. First Reading of Ordinance #ZA2023-04-03 (K) to rezone approximately 1.39 acres of property located at 1931 Fulmer Street (PIN 338-06-02-0042), from City of Conway Low/Medium-Density Residential (R-1) district to City of Conway Professional (P) district.** Hucks informed Council that this request goes along with the Future Land Use Map amendment that was discussed earlier. Hucks said that this applicant had previously requested to be rezoned to Highway Commercial for a child daycare facility. Planning Commission deferred this item at their February meeting due to the public concerns regarding the uses that would be permitted should the daycare cease operation. Hucks said that another zoning district could be considered spot zoning unless the Future Land Use Maps were amended. Staff recommended that if they were to be amended, that the Professional district would be a better fit. The rezoning request was also amended to Professional. The required public hearing for this rezoning request will be at the April 6, 2023 Planning Commission meeting. Hucks stated that staff recommends approval.

**Motion:** White made a motion, seconded by Hyman to approve first reading of this ordinance. **Vote:** Unanimous. Motion carried.

**I. First Reading of Ordinance #ZA2023-04-03 (L) to annex approximately 17.2 acres of property located at 403 and 411 Liz Lane (PINS 369-00-00-0027 and 368-00-00-0005), and rezone from Horry County Commercial Forest Agriculture (CFA) / Residential, no mobile home allowed (SF20) to City of Conway Low Density Residential (R).** Hucks informed Council that in 2021, the City annexed the adjacent parcel, 501 Liz Lane, into the City limits, designating the R zoning district for the parcel. The applicant submitted plans for a switching station, proposed to span across three parcels and some of which showed property to be in Horry County's jurisdiction. The county records are not clear as to whether these parcels are in the City or the County. Annexation of these parcels would help to facilitate the construction of the switching station. Hucks said that the Future Land Use Map shows the parcel as being Utilities and staff recommended approval of the request.

White asked if this was all Santee Cooper's. Hucks said yes, all three parcels will be combined once annexation is complete.

**Motion:** Blain-Bellamy made a motion, seconded by Goldfinch to approve first reading of this ordinance. **Vote:** Unanimous. Motion carried.

**J. First Reading of Ordinance #ZA2023-04-03 (M) to annex approximately 2.03 acres of property located at 491 W. Cox Ferry Road (PIN 382-04-04-0006), and rezone from Horry County Residential, no mobile homes allowed (SF20) district to City of Conway Residential (R) district.** Hucks informed Council that this annexation request was submitted last month as a requirement to connect to City utilities as the property was recently transferred into the applicant's name. The back corner of this property touches a student housing complex with frontage on Highway 544. The Future Land Use Map identifies this parcel as Low Density Residential and staff recommends approval of this request.

**Motion:** Hyman made a motion, seconded by Butler to approve first reading of this ordinance. **Vote:** Unanimous. Motion carried.

White asked if this was filling a donut hole. Hucks said that most parcels on West Cox Ferry Road do have access to City water, and a little further down is the Meadowood Subdivision, which is already in the City limits, therefore this is a donut hole.

### **CITY ADMINISTRATOR'S REPORT:**

Emrick informed Council of the following:

- The majority of the sidewalks and concrete work on Laurel Street are completed as a result of the Crooked Oak and 3<sup>rd</sup> and Laurel Lofts projects. They received DHEC approval on the water lines and now can schedule the road repairs.
- We have advertised for contractors for the Pickleball Plaza at Collins Park, we should have bids in by April 10 in for the April 17 Council agenda.
- On April 22 from 10 a.m. to 2 p.m., the SWA and the City of Conway will celebrate Earth Day at Collins Park, with educational outreach and giveaways.
- Some of you may have noticed construction on 4<sup>th</sup> Avenue that started this morning. Crews have begun to mill and repave 4<sup>th</sup> Avenue where the underground utility conversion took place. They may be slowed a bit by the cooler temperatures today and tomorrow. They should be completed with all repaving on 4<sup>th</sup> by the end of this week.
- Jenkins Field Drive was opened a few weeks ago. Refining continues as we near completion of this project. Street trees are planted and sidewalk will hopefully be installed next week. Once completed, we will work on a ribbon cutting date.
- The Spring Jamboree is April 15 at 10 a.m. at the Billy Gardner Recreation Complex.
- Behind this building is a short, paved road that connects this parking lot to Laurel Street. Next week, we will extend this road around to 2<sup>nd</sup> Avenue. Eventually, additional improved parking will be installed in front of the Peanut Warehouse and at the Riverfront.
- Grass cutting season is about to begin. Just an FYI.
- I have the RFP ready to send out for parking meters. I know social media has been a buzz about this, but I did not hear any volunteers on social media offering a revenue stream to pay for additional parking. The RFP bids will be on a future Council calendar for consideration and discussion.
- Prep work and staging will begin at Whittemore tomorrow with an expected demolition start of next week. Contractors are coordinating with DHEC and the EPA. Expected time for demolition is three weeks from onset.
- A short update on renovations to City Hall. There have been a number of times, at least 5, that I have said, this is the source of the smell in City Hall. We had another last week and it was a biggie. All of you have probably noticed the paint peeling in portions of the original City Hall building. The Building Department removed enormous sections of failing plaster on the walls throughout the upstairs and downstairs. Behind the paint, we found mold growing and it was unpleasantly scented. So again, I say that I think this time, we've found where the bad smells are coming from and have fixed them. Elevator parts are in and installation is imminent. Painting in the older part of City Hall is



underway and we hope that we can start some of the work on the floors next week. We still have a goal of being back in City hall by the end of April.

- This agenda has been lengthy and we have no workshop items for consideration, however there is an executive session that is needed.
- However, before we get to that, tonight we have Department Head reports from Chief Le Hendrick and Ashley Smith.

**Fire Department** – Chief Hendrick gave a report on the following:

Department Update

- Made two job offers today; Fully staffed as of 3/27/2023
  - 2 started Recruit School Friday
  - 2 being hired with training on 3/27/2023

Retirements

- Jeremy Carter – 5/26/2023 (25 years with the City)
  - Interviewing for Fire Marshal tomorrow (1 candidate)

Call Volume

- 3,795 Incidents in 2022
  - 70 more than 2021
- 2,177 Medical Incidents
  - 14 more than 2021
- 22 structure fires in 2022
  - 1 more than 2021

EMT Transition

- 18 total EMTs
- 8 existing EMTs
- 10 have passed the two in-house EMT courses (10 for 10)
- 2 start class on 3/27/2023
- Now qualify for the BLS Provider license and have started the application process
  - Medical Control
  - New reporting platform
  - Additional equipment
    - HCFR is assisting with providing equipment
  - 1 EMT has to respond to every medical related incident

Risk Management

- Supervisor Training for all supervisors 3/29/2023

Emergency Management

- Prepared for 2023 Hurricane Season
  - Quick review on 3/29/2023
- Florence reimbursements
  - Received a wire today from SCEMD for \$1,703,970.42

- Emergency Protective Measures
- Chunk of the parks project

**Recreation Department/Sports & Fitness Center** – Smith gave a report on the following:

- 3 more life saving situations at the Center since last meeting.
- Youth Baseball and Softball – last year there were 1193 participants and this year is 1364 participants.
- Recognized the Conway High School boy’s basketball team and stated that the City is also partnering with Conway High School for use of tennis courts and soccer fields.
- Addition of a playground
- Memberships for the month of February – 10,229 check ins, 69 new memberships, 124 new insurance members, for a total of 4457 members at the Sports & Fitness Center
- Aquatics classes:
  - Aqua Zumba 462
  - Silver Sneakers Splash 118
  - Aqua Yoga 226
  - Aqua Turbulence 370
  - Deep Water 243
  - Arthritis R.O.M. 312
  - Volleyball 186
  - Tigersharks 320
- Programs:
  - Easter egg hunt is April 1
  - Flashlight egg hunt is the April 6
  - Floating egg hunt is the April 8
  - Summer Camp registration is full
  - Getting ready for October and Christmas. City of Halloween, meetings with 2<sup>nd</sup> annual smoke on the BBQ committee (October 13-14) and Christmas vendors for town green.
- Fitness
  - Monthly Class totals 3880
  - Pickleball Classes continue to grow and we will be hosting the 1<sup>st</sup> Annual Steve Robertson Memorial Pickleball Tournament in April
  - Hosted 2023 Southeast IGP Regional Championship March 4-5
  - Conway Tigersharks hosted the Mayor’s Cup February 25th
  - Disc Golf at The Boneyard Disc Golf Course at Smith Jones Park
  - Baseball Tournament schedule for the summer
  - Hosting 20 team youth basketball tournament April 15-16. Teams from around SC, NC, and Georgia will compete and stay in the Conway area
  - Family Fun day Spring Sports Jamboree will be April 15 at the Billy Gardner Sports Complex Pictures, games, kid’s events and a lot more.
- Smith thanked the City of Conway Police Department for the presence at the complex.

## **COUNCIL INPUT:**

**Hyman** said that Council got to play pickleball at Budget Retreat, had a wonderful time, and thanked staff for setting it up. Hyman said that today is his last meeting on City Council as he will be sworn in on Friday as the newest Circuit Court Judge for the State of South Carolina. Hyman said that he has truly enjoyed representing the citizens of Conway. Hyman said that he doesn't think anyone realizes how hard the City's staff works and he doesn't know of anywhere that does any more with less than the City of Conway, and he thanked staff for all that they do. Hyman said that he is truly proud of where the City of Conway is. Hyman then thanked the Mayor and all of the City Council members.

**White** said that he would like for the City to consider buying property to build apartments for employees. White stated that the Highway 501 median going to the beach does not look good. White then asked if the trees along the Highway 701 South bridge could be cut down, possibly work with the County or the State.

**Goldfinch** gave his condolences to all as today is the 7<sup>th</sup> Anniversary of the loss of Firefighter Chris Ray. Goldfinch said that he went to the last eight games of the Conway High School Boys Basketball and what was most special about the team this year was the comradery and they all played as a team.

**Jordan** followed up with Pickleball and said he didn't know what to expect as he and Hyman teamed up until the City Administrator decided to pull out his own racket. Jordan thanked Hyman for his service to the City.

**Butler** spoke of concerns of heavy traffic along Grainger Road and at Conway High School along Highway 501, especially when kids are getting out of school. Butler said that she was honored and it was a privilege to have been able to serve on City Council with Hyman.

**Blain-Bellamy** reminded Council that March 30 was the deadline for the State Ethics filing. Blain-Bellamy also gave her condolences to everyone regarding the 7<sup>th</sup> Anniversary of Chris Ray's death and asked everyone to continue to pray for his family. Blain-Bellamy read a letter thanking the Sports and Fitness Center staff for a successful softball tournament. Blain-Bellamy told Hyman that it had been an honor to serve with him on Council as he truly cares about the community. Blain-Bellamy said that Hyman not only brings a legal sense but also common sense. Blain-Bellamy said that as much as she hates to see Hyman leave us, but if there is another arena that he can do a lot of good it will be in the judiciary.

Blain-Bellamy called for a short break.

## **WORKSHOP:**

There were no workshop items to discuss.

**EXECUTIVE SESSION: Motion:** Goldfinch made a motion, seconded by Butler to enter into Executive Session for the following: Consideration of Acquisition of Property in the Crabtree Swamp Area [pursuant to SC Code §30-4-70 (A) (2)]. **Vote:** Unanimous. Motion carried.

**RECONVENE FROM EXECUTIVE SESSION: Motion:** White made a motion, seconded by Hyman to leave Executive Session. **Vote:** Unanimous. Motion carried.

**POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:** None.

**ADJOURNMENT: Motion:** Jordan made a motion, seconded by Hyman to adjourn the meeting. **Vote:** Unanimous. Motion carried.

**APPROVAL OF MINUTES:** Minutes approved by City Council this 17 day of April, 2023.

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Alicia Shelley, City Clerk

**DATE: APRIL 17, 2023**  
**ITEM: V.I.A.**

Presentation of Longevity Awards – March 2023 – 15 Years: John Rabon, Solid Waste

**DATE: APRIL 17, 2023**  
**ITEM: VI.B.**

Employee of the Month for April 2023 – Public Service

**DATE: APRIL 17, 2023**  
**ITEM: V.I.C.**

Presentation from Smith-Jones Recreation Center, Inc. – Miriam Berrouet

**DATE: APRIL 17, 2023**

**ITEM: VI.D.**

**ISSUE:**

Discussion of an ordinance amending *Article 6 – Design Standards*, regarding various revisions to development and design standards for major subdivisions and developments.

**BACKGROUND:**

Last year, the City adopted new residential design standards that are applicable to all dwelling unit types and major residential subdivisions, which came about as a result of growing concerns with small lot subdivisions and the quality of housing being constructed within the City.

Since the ordinance was adopted, and with the growing number of residential developments that have been seeking approval with the new design standards in place, staff has identified several issues with the language contained in the residential design standards section of Art. 6 (*Sec. 6.2.3*) as well as other sections of Article 6 that are either antiquated or inconsistent with the UDO.

During Council budget retreat in March, staff presented items within *Article 6* that needed to be amended; many of them considered as part of the UDO “cleanup” effort by staff, which will require amendments in all Articles contained within the UDO (Articles 1-15). A list is provided below of the biggest changes to *Article 6* that are contained within the proposed amendment. Not all of the cleanup items or minor changes are included in the table below, but all amendments that are proposed are in red throughout the attached document (*Article 6 – Design Standards*).

**TABLE OF CHANGES IN ARTICLE 6 – DESIGN STANDARDS (other than cleanup)**

<b>Article Section</b>	<b>Amendment proposed</b>
<b>Section 6.1.10</b>	Clarified that “minimum lot widths” for lots fronting cul-de-sacs and curved streets is what is being identified, not setbacks.
<b>Section 6.2, Table 6.1</b>	Revisions to minimum lot sizes for dwelling types to match the required lot widths and depths
<b>Section 6.2.3, B, C and D</b>	Revised language for façade requirements to clarify where and how much of the 2 <sup>nd</sup> material is required if vinyl siding is proposed to be used on the structure. Inserted pictures to show example.
<b>Section 6.2.3, B and C</b>	Sidewalks: reduced width from 5’ to 3’ for the sidewalk connection from the front door to the driveway or street-front sidewalk. 3’ is the min. width for ADA and the sidewalk connection is on private property, not the public right of way. Right of Way sidewalk width to remain 5’.
<b>Section 6.2.3, C</b>	Townhome parking requirements: revised to include specific requirements for providing parking on townhome developments that are fee-simple v. in-common. The easement requirements that are currently listed are unenforceable.
<b>Section 6.3, Table 6.2</b>	Amended lot width requirement for FA (for commercial) AND removing “minimum landscaped open space” row – it has not been applicable since the UDO was originally adopted since landscaping requirements and open space are configured separately and



	different than what is shown. Also added footnote (9) for the CP column acreage to reflect the recent text amendment regarding properties annexing and/or rezoning that contain environmentally sensitive areas (split-zoning of parcels ordinance).
<b>Section 6.3.1</b>	Added applicability section (6.3.1, B) to clarify that properties zoned CP, FA, LI, or HI – including those within an overlay, are exempt from the standards contained within Sec. 6.3.1
<b>Section 6.3.1, D</b>	Eliminated numbers 1, 2, 4, 10, and 14.c, which may be seen as too subjective. Retained language in other subsections that provided objective and clear design standards.
<b>Section 6.4.2</b>	Planned Development District standards: amendment open space requirements (to match what is required in Sec. 10.3.9), to reflect that the public hearing will be held at Planning Commission, and to require certain standards on final plats.
<b>Section 6.4.3</b>	Mixed-Use Flexible Zone: same changes as above
<b>Section 6.5.2, E.3</b>	Gateway Corridor Overlay (GCO): added screening exception for rooftop vents
<b>Section 6.5.2, G.2</b>	GCO: pedestrian walkways – removed the “grade separated” walkway requirements and revised to require that pedestrian walkways be 5’ in width AND be clearly defined. Removed the requirement that the connection be from the public ROW to building entrances. This sentence is repetitive of what is already stated in this section.
<b>Section 6.5.2, I.4</b>	GCO: Residential Side and Rear Buffers – revised to require that they comply with the landscaping ordinance. This requirement has caused a lot of confusion amongst staff, as there is no clear direction to imply that the buffers must be parceled out or even contain landscaping. Requiring developments that would already require landscape buffers to adhere to the requirements in Article 9 is clearer and enforceable.
<b>Section 6.5.3, G.2</b>	Village Corridor Overlay (VCO): same as Sec. 6.5.2, G.2 above
<b>Section 6.5.3, I.4</b>	VCO: Residential Side and Rear Buffers – same as Sec. 6.5.2, I.4 above
<b>Section 6.6.2, C</b>	Screening requirements for Mechanical Equipment and Dumpster Facilities: revisions proposed to add clarity to what has been staff policy. Propose to remove language that would not be preferred as a screening method and has not been the policy of staff to allow.

**PLANNING COMMISSION RECOMMENDATION:**

A public hearing was held on the amendments contained herein at the April 6, 2023 Planning Commission meeting. There was no public input. Planning Commission unanimously recommended approval of the amendment(s) to *Article 6 – Design Standards*, of the UDO.

**CITY COUNCIL:**

This item was originally scheduled for special presentation at the April 3<sup>rd</sup> Council meeting. Due to the cancellation of the April 3<sup>rd</sup> Council meeting, special presentation will be held post Planning Commission providing their recommendation. First reading is scheduled for the May 1, 2023 Council meeting.

**RECOMMENDATION:**

Staff recommends discussion on the proposed amendments contained herein and guidance on how to proceed.

## Article 6. Design Standards

### Article 6 Contents

#### Section 6.1 – Setbacks, Yard, and Height Requirements

- 6.1.1, Regulation Declared to be Minimum Requirements
- 6.1.2, Zoning Affects All Lands, Buildings and Structures
- 6.1.3, Designation of Zoning for Annexed Areas
- 6.1.4, Minimum Area of Zoning District
- 6.1.5, Measurement of Minimum Lot Width
- 6.1.6, Minimum Required Yard and Setbacks
- 6.1.7, Modification of Yard Regulations
- 6.1.8, Building and Structures Not to Share Required Yards
- 6.1.9, Side Yard Setbacks for Corner Lots
- 6.1.10, Setbacks for Lots Fronting Cul-de-sacs
- 6.1.11, Build to Lines
- 6.1.12, Building Height
- 6.1.13, Exceptions to Building Height

#### Section 6.2 – Residential Design Standards

- 6.2.1, Dimensional Requirements
- 6.2.2, Residential Dwelling Types
- 6.2.3, Residential Design Standards

#### Section 6.3 – Non-Residential Design Standards

- 6.3.1, Non-Residential Architectural Design Standards
- 6.3.2, Professional District
- 6.3.3, Institutional District
- 6.3.4, Neighborhood Commercial District
- 6.3.5, Highway Commercial District
- 6.3.6, Core Commercial District
- 6.3.7, Central Business District
- 6.3.8, Light Industrial District
- 6.3.9, Heavy Industrial District

#### Section 6.4 – Special Use District Design Standards

- 6.4.1, Waccamaw Riverfront District
- 6.4.2, Planned Development District
- 6.4.3, Mixed Use Flexible District
- 6.4.4, Mineral Mining District
- 6.4.5, Institutional Campus District

#### Section 6.5 – Overlay District Design Standards

- 6.5.1, Upper Main Street Overlay District
- 6.5.2, Gateway Corridor Overlay District
- 6.5.3, Neighborhood Village Overlay District

#### Section 6.6 – General Design Standards

- 6.6.1, Outdoor Lighting
- 6.6.2, Utility, Dumpster, Recycling, and Trash Handling

## Section 6.1 – Setbacks, Yards, and Height Requirements

### 6.1.1. Regulation Declared to be Minimum Requirements

Within each district, the regulations set forth in *Article 6* shall apply uniformly to each class or type of structure or land. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements adopted for the promotion of the public health, safety, morals, or general welfare. If requirements set forth herein are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive, or that imposing the higher standards shall govern. Unless deed restrictions, covenants, or other contracts involve the city as a party in interest, the city shall have no administrative responsibility for enforcing such deed restrictions or covenants.

### 6.1.2 Zoning Affects All Lands, Buildings, and Structures

No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.

### 6.1.3 Designation of Zoning for Annexed Areas

- A. When property has not been specifically included within a district or where property has become a part of the City of Conway by annexation, such areas shall automatically be classified as Low Density Residential (R) for parcel(s) that can be developed as major developments, and Low/Medium Density Residential (R-1) for parcel(s) that can be developed as a minor development until such classification shall be changed by an amendment to the Ordinance.
- B. Where property is under consideration for annexation and the property owner has requested a classification other than Low Density Residential (R) for parcel(s) that can be developed as major developments or Low/Medium Density Residential (R-1) for parcel(s) that can be developed as a minor development, the City Council shall receive a recommendation from the Planning Commission and city staff concerning the appropriate zoning classification prior to a final vote to annex the property.
- C. **Planning Commission** ~~City Council~~ shall hold a public hearing in accordance with the requirements set forth in *Article 13*, when a zoning classification different from the surrounding in-city zoning is requested for property under consideration for annexation.
- D. The annexation ordinance shall indicate the zoning of the subject property and shall be considered an amendment to the Official Zoning Map.

[Amended 12/17/18 #ZA2018-12-17(A)] [Amended 10/21/19 #ZA2019-10-21 (B)]

### 6.1.4 Minimum Area of Zoning District

No tract(s) of land shall hereafter be rezoned for a zoning classification different from that of the surrounding properties unless such tract(s) is a minimum of three (3) acres in area. Tracts less than three (3) acres in area annexed into the city limits, may be zoned for a classification different from that of the surrounding in-city properties provided such zoning classification is consistent with the Future Land Use Map of the Conway Comprehensive Plan.

### 6.1.5 Measurement of Minimum Lot Width

The minimum lot width shall be measured at the right-of-way line provided such lot does not front on a cul-de-sac or a curved street.

### 6.1.6 Minimum Required Yards and Setbacks

No building or structure shall hereafter be erected in a manner to have narrower or smaller front yards, side yards, or rear yards than specified for the zoning district in which the property is located, or for the specific use if yards and setback regulations pertain to a specific use as provided in the *UDO*.

In the case where a build-to line is established by or pursuant to the *UDO*, no building shall be erected in a manner to have a different building setback or yard than that established by said build-to line.

### 6.1.7 Modification of Yard Regulations

No yard or lot existing at the time of passage of the *UDO* shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of the *UDO* shall meet at least the minimum requirements set forth herein.

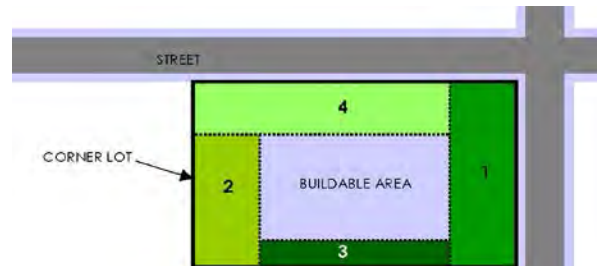
### 6.1.8 Building and Structures Not to Share Required Yards

No part of a yard, or other open space required about or in connection with any building for the purpose of complying with provisions set forth herein shall be included as a part of a yard or open space similarly required of any other building or use.

### 6.1.9 Side Yard Setbacks for Corner Lots

In the case of any lot that adjoins two or more streets, yards abutting streets shall be treated as front yards. The side yards with street frontage on corner lots shall be subject to the setback requirements set forth in Table 6.1.

A space extending the full width of the lot between any building and the front lot line is the **Front Yard (1)**. For corner lots, both yards lying between the primary structure and the intersecting streets shall be considered front yards; however, the front lot line shall be designated by the shorter of the two property lines adjacent to the street. The other front yard at the side property line shall be known as a **Corner Front Yard (4)**.



### 6.1.10 ~~Setbacks~~ Minimum Lot Widths for Lots Fronting Cul-de-sacs or Curved Streets

The minimum lot width shall be measured at the right-of-way line provided such lot does not front on a cul-de-sac or a curved street. If such lot does front on a cul-de-sac or curved street, the minimum lot width shall be measured at the front setback line.

#### A. Lots fronting on Curved Streets:

1. Lots zoned Low or Low/Medium Density Residential (R, R-1) that front on curved streets must have at least 50 feet of frontage on a public right of way; however, the minimum lot width may be measured at the front setback line.

2. Lots zoned Rural Residential (RR), Rural Agricultural (RA) and Forest Agriculture (FA) that front on curved streets must have at least 75 feet of frontage.
3. Lots zoned Medium Density Residential (R-2), and High Density Residential (R-3) that front on curved streets must have at least 40 feet of frontage.

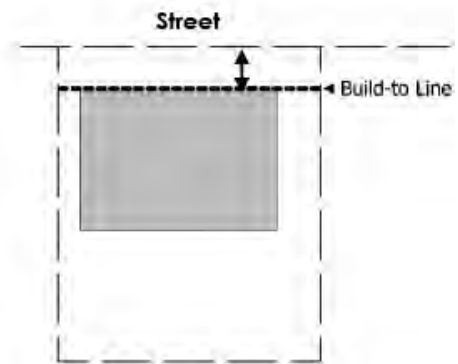
**B. Lots Fronting on Cul-de-sacs:**

1. Lots zoned Low or Low/Medium Density Residential (R, R-1) that front on cul-de-sacs must have at least forty-five (45) feet of frontage on a public right of way.
2. Lots zoned Rural Residential (RR), Rural Agricultural (RA) and Forest Agriculture (FA) that front on cul-de-sacs must have at least seventy (70) feet.
3. Lots zoned Medium Density Residential (R-2), and High Density Residential (R-3) that front on cul-de-sacs must have at least thirty-five (35) feet.

*[amended 12/17/18 #ZA2018-12-17(A)], [Amended 7/15/19 #ZA2019-07-15(C)]*

**6.1.11 Build-to-Lines**

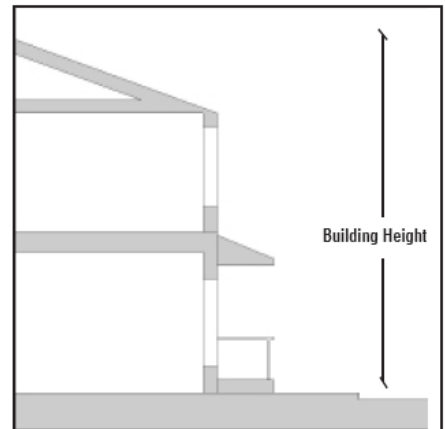
In lieu of a front building setback (yard requirement) for a principal building, there shall be a “build-to” front building line required for principal buildings in the CC and R-4 zoning districts. The intent of a build-to line is to ensure that new principal buildings or principal building additions constructed are placed in a manner that is compatible and consistent with the placement characteristics of existing principal buildings and to maintain a consistent street edge. If existing principal buildings are close to the street with shallow front yards, so too shall be the proposed building on abutting, adjacent, and nearby building lots.



The build-to line in the CC and R-4 zoning districts shall be determined by the Planning Department pursuant to this intent and the guidance in this Article. Required build-to lines shall be determined by the Planning Department based on existing principal buildings within the same block of the property in question on the same side of the street in the zoning district.

**6.1.12 Building Height**

Buildings and structures are subject to the height limitations established in Table 6.1 for Residential Uses or Table 6.2 for Non-Residential Uses. See Article 2 for Building Height definition.



**6.1.13 Exceptions to Building Height Regulations**

The height regulations set forth herein shall not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, widows, walks, turrets, parapet walls, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

## Section 6.2 – Residential Dimensional Requirements, Dwelling Types & Design Standards

Table 6.1: Dimensional Requirements for Residential Zoning Districts

DIMENSIONAL REQUIREMENT	R	RA	RR	R-1	R-2	R-3	R-4	FA <sub>3</sub>	P <sub>1</sub>
<b>RESIDENTIAL ACREAGE, LOT WIDTH, AND LOT DEPTH REQUIREMENTS</b>									
Minimum lot size, <b>Single-Family Detached</b> (sq. ft.)	10,000	87,120 (2-acres) <b>40,000</b>	21,780 <b>20,000</b> (0.5-acres)	7,500	6,000	5,000	5,000	87,120 (2-acres) <b>40,000</b>	7,000
Minimum lot size, <b>Duplex</b> (sq. ft.)	N/A	N/A	N/A	N/A	<del>8,500</del> <b>8,400</b>	7,000	N/A	N/A	10,000
Minimum lot size, <b>Duplex Semi-Attached</b> (sq. ft.)	N/A	N/A	N/A	N/A	<del>4,250</del> <b>4,200</b>	3,500	N/A	N/A	7,000
Minimum lot size, <b>fee-simple Townhomes</b> (sq. ft.)	N/A	N/A	N/A	N/A	<del>2,000</del> <b>2,160</b>	<del>2,000</del> <b>1,800</b>	<del>N/A</del> <b>1,800</b>	N/A	<del>2,000</del> <b>1,800</b>
Minimum lot size, <b>Multi-Family</b> (sq. ft.)	N/A	N/A	N/A	N/A	6,000	5,000	N/A	N/A	N/A
Minimum lot width, <b>Single-Family Detached</b> (sq. ft.)	100	200	100	75	50	50	50	200	70
Minimum lot width, <b>Duplex</b> (sq. ft.)	N/A	N/A	N/A	N/A	<del>85</del> <b>70</b>	70	N/A	N/A	100
Minimum lot width, <b>Duplex Semi-Attached</b> (sq. ft.)	N/A	N/A	N/A	N/A	35	35	N/A	N/A	50
Minimum lot width, <b>fee-simple Townhomes</b> (sq. ft.)	N/A	N/A	N/A	N/A	18	18	18	N/A	18
Minimum lot width, <b>Multi-Family</b> (sq. ft.)	N/A	N/A	N/A	N/A	50	50	N/A	N/A	N/A
<b>Lot Depth</b> , min ft	100	200	200	100	120	100	100	200	100
<b>BUILDING HEIGHT REQUIREMENTS</b>									
<b>Building Height</b> , max ft	40	40	40	40	40	40 <sub>2</sub>	40	40	40
<b>BUILDING SETBACKS, RESIDENCES OR OTHER PERMITTED PRINCIPAL BUILDINGS (minimum feet)</b>									
<b>Front Yard</b>	25	50	30	20	15	15	Build-to-Line	50	20
<b>Rear Yard</b>	25	50	30	20	20	20	15	50	15
<b>Side Yard</b>	10	20	15	10	7.5	5	5	20	10
<b>Corner Front – Local St</b>	25	30	20	20	15	10	10	30	15
<b>Corner Front – Arterial St</b>	25	50	30	20	20	15	15	50	25

<sup>1</sup> Standards contained in Table 6.1 are applicable only to residential development in the Professional (P) district. Refer to Table 6.2 for dimensional requirements for commercial / mixed-use development in the P. [ZA2020-09-21(A)]

<sup>2</sup> (Height limit in GCO between Lake Busbee and Carolina Forest Blvd for MF development to be added here)

<sup>3</sup> Standards contained in Table 6.1 are applicable only to properties zoned FA that are proposed to be used for single-family residential purposes.

### 6.2.1 Dimensional Requirements

Except as specified for each dwelling type (below), the following dimensional requirements shall apply:

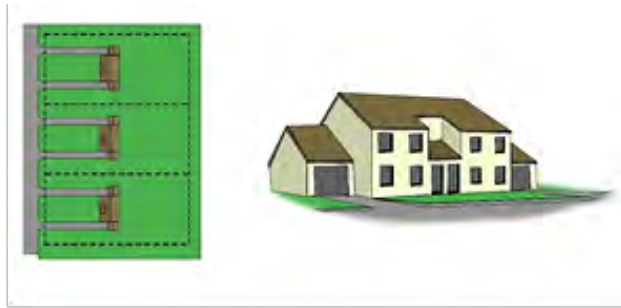
- A. Minimum Lot Size. The minimum lot sizes for each zoning district and/or dwelling type can be found in **Table 6.1**: Dimensional Requirements for Residential Zoning Districts.
- B. Setbacks: the front, side, corner front, and rear yard setbacks shall adhere to the requirements set forth in **Table 6.1**.
- C. Each lot shall front on a public street.

### 6.2.2 Residential Dwelling Types

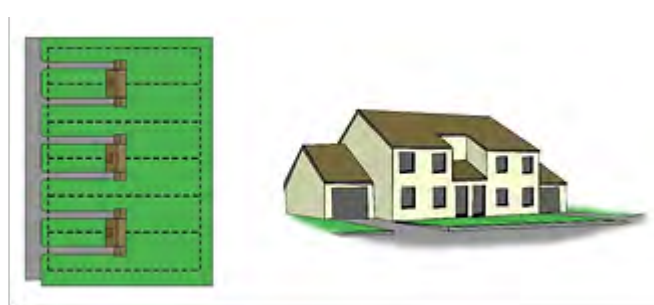
- A. **Single-Family Detached**: A one (1) family dwelling that is not attached to any other dwelling by any means and may include an attached garage. Minimum roof pitch for a single-story single-family dwelling to be not less than 6:12.



- B. **Duplex**: A building on a single lot containing two (2) single-family dwelling units that are connected by an unpierced solid common wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall. Minimum roof pitch for a single-story duplex to be not less than 6:12.



- C. **Duplex Semi-Attached**: A one (1) family dwelling attached to one (1) other one (1) family dwelling by a common fire-resistant vertical wall extending from ground to roof, with each dwelling located on a separate lot. Minimum roof pitch for a single-story duplex semi-attached dwelling to be not less than 6:12.



#### 1. Dimensional Requirements

- a. Setbacks. Buildings shall adhere to the setback requirements set forth in Table 6.1, except as follows: each unit shall have one side yard with no minimum required setback.

- D. **Townhomes:** A single-family dwelling in a row of at least three (3) and no more than eight (8) single family dwellings attached by common fire-resistant vertical walls. No unit is located over another unit. These units may be subdivided



on fee simple lots **or remain in-common**. Minimum roof pitch for a single-story townhouse dwelling to be not less than 6:12.

1. Dimensional Requirements

- a. **Minimum Lot Size.** The minimum lot size for each zoning district can be found in *Table 6.1* or *Table 6.2*.



- b. **Setbacks.** Buildings shall adhere to the setback requirements set forth in *Table 6.1*,

except as follows: A side yard of zero shall be allowed on the side of attachment to an adjoining townhouse.

- c. The property boundaries for such lots created may extend beyond the footprint of the dwelling structure.

- E. **Multi-Family:** A building containing three (3) or more dwelling units, including units that are located one over the other. Each dwelling unit has a common fire-resistant wall with another dwelling unit. Minimum roof pitch for a single-story multi-family dwelling to be not less than 6:12.

1. Dimensional Requirements

- a. **Setbacks.** In addition to adhering to setback requirements set forth in *Table 6.1*, each structure shall be a minimum of fifteen (15) feet from any other structure situated on the same lot.
- b. **Density.** The density of the development of multi-family shall be determined by the parking requirements, open space limitations, yard requirements, height limitations in the area of construction and other factors set forth in the UDO.

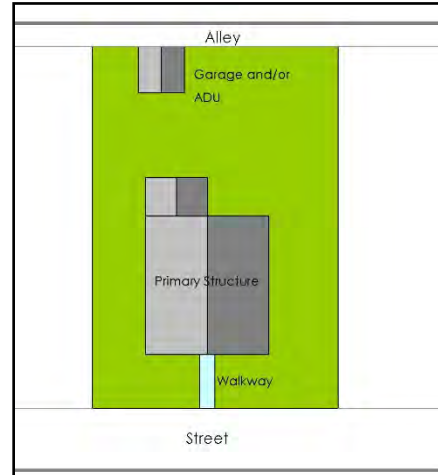


F. **Neo-Traditional:** (R-4 zoning district)

1. Dimensional Requirements. In addition to the requirements set forth in *Table 6.1*, the following standards apply:

a. Minimum Lot Width. The minimum lot width of duplex buildings is fifty (50) feet.

b. Build-to Lines. The Planning Director (or their designee) shall establish a front build-to line for each street in a traditional residential development prior to preliminary plat approval. The build-to line shall be the line, which the



front of all homes on a given street must be aligned with. Typically, the build-to line should be between ten (10) and fifteen (15) feet from the right-of-way line. Refer to *Section 6.1.11*.

- i. Single-family detached dwellings shall be permitted to deviate a maximum of two (2) feet on either side of the established build-to line.
- ii. All other permitted uses and conditional uses shall be exempt from the front build-to line requirements, provided, however, no building associated with such uses shall be located between the established build-to line and the right-of-way line.

2. Additional Requirements / Development Standards

- a. All single-family detached dwelling units shall have a raised first floor level a minimum of thirty (30) inches above the finished elevation of the front sidewalk. Measurement shall be taken from the interior edge of the sidewalk at the midpoint of the lot frontage.
- b. The exterior façade finish for the above ground basement level foundation wall shall be identical to the remainder of the façade or other compatible finish approved by the City of Conway. The crawl space underneath the porch shall be enclosed.
- c. Single-family detached dwellings shall provide covered front porches that extend a minimum of forty (40) percent of the width of the dwelling (excluding garages). Such porches shall be a minimum of eight (8) feet in depth.
- d. Single-family detached dwellings situated on lots accessible by a rear service alley shall not be permitted attached or detached garages that are accessible from the principal street frontage. In such instance, garages shall be permitted that are accessible from the rear service alley.
- e. ~~Single family detached dwellings situated on lots that are not accessible by a rear service alley with attached or detached garages shall be given the option of separating from sidewalks by a natural hedge, picket, brick, or wrought iron fence, a maximum of three and one half (3.5) feet in height.~~

- f. Single-family detached dwellings situated on lots that are accessible by a rear service alley shall be required to be separated from sidewalks by a natural hedge, picket, brick, or wrought iron fence, **between two (2) and four (4) a maximum of three and one half (3.5) feet** in height.

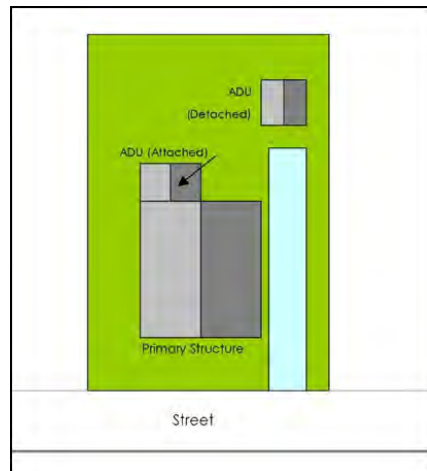
3. Street Design Standards

- a. All lots in proposed traditional developments shall be configured so that the rear of each lot is accessible by means of a service alley. Such service alleys shall be constructed in accordance with the requirements set forth in Section ~~7.1.3~~ and **7.1.4, Table 7.1**. The Planning Commission may make exceptions to the requirements for rear service alleys where topography, property boundary configuration, or other site constraints make the provision for rear service alleys impossible or impractical.
- b. Proposed streets in traditional developments shall be configured in such a manner as to provide rectangular and/or square blocks that intersect at or near ninety (90) degree angles. Interconnectivity of proposed streets with other proposed streets, and adjacent tracts with development potential shall be required in order to improve traffic circulation. The requirements set forth herein shall not be construed to prohibit curvilinear streets where topography, property boundary configuration, or other site restraints warrant the use of curvilinear streets.
- c. Cul-de-sacs and dead-end streets shall be prohibited unless no other reasonable alternative is available. The use of cul-de-sacs solely for the purpose of increasing street frontage in order to provide additional lots shall be prohibited.

G. **Accessory Dwelling Units (ADU's)**

1. Dimensional Requirements. In addition to the setback requirements set forth in *Table 6.1*, the following standards apply:

- a. Location. ADUs shall be located in the rear yard as defined by Article 2 with the exception of being part of an attached or detached garage, which may be located in a side yard. If located in a side yard, it shall not be located more forward than the front façade of the principal structure on the property, and it shall meet the setback requirements of the district.
- b. Height. The height of the ADU shall be subject to the maximum height requirements set forth by the zoning district, per *Table 6.1*. Additionally, the ADU shall not exceed the height of the principal structure on the property.
- c. Number. No more than one (1) ADU shall be permitted on a single deeded lot in conjunction with a permitted single-family detached dwelling.



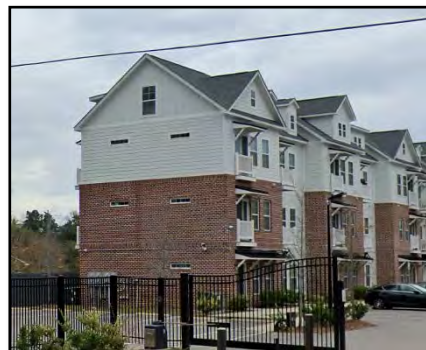


- c. Additions to existing residential structures with nonconforming exterior surfaces may be allowed to continue the nonconformity with the approval of the Planning Director, or their designee.
- 2. Garages and/or Carports. The following standards are applicable to single-family residential structures that contain garages and/or carports:
  - a. Newly constructed garages and/or carports shall have a mix of orientations within the development.
  - b. Garage dominant houses (i.e. snout houses), or those in which the garage and/or carport protrudes past the front façade by more than 10 feet, are prohibited in instances where the garage faces the front yard or street(s).
- 3. Sidewalks. A sidewalk **or walkway, constructed of concrete or decorative pavers**, a minimum of ~~five (5)~~ **three (3) feet** in width, shall be installed connecting the front door to the street-front sidewalk or driveway.
- 4. Overhangs. A minimum overhang/eave of 12-inches shall be required on all sides of all new single-family construction.
  - a. Applicable fire codes shall apply.
- 5. Shingles. Where shingles are proposed to be installed, architectural shingles shall be used. Three-tab shingles are prohibited.

C. **Townhomes:**

- 1. Façade materials. Buildings shall be constructed of materials consistent with characteristics of the neighborhood. Fiber cement, brick, vinyl siding, hardiplank shake/shingle or an equivalent quality material as approved by the Planning Director (or their designee) is required on all exterior surfaces of all structures within the development, including accessory structures.
  - a. There shall be a combination of no less than two (2) of the above listed materials on each façade of the building, **and must be installed the entire width and length of each façade**. The primary material on the front elevation shall also be used on the side and rear elevations.
  - b. **Building elevations shall be submitted with the preliminary plan set and must be reviewed and approved by TRC prior to plan approval.**

Ex: Brick and Vinyl on all sides (The Wren Coastal Student Housing townhomes)



2. ~~All Common driveways, parking areas, open space, or other amenities~~ shall have provisions for perpetual maintenance by the participating property owners.
3. **Pathways.** A pathway system connecting greenway/open space areas accessible to neighborhood residents, and connecting these areas to neighborhood streets and sidewalks shall be constructed.
4. **Front Loading Garages.** All units with front-loaded garages shall have garage faces with decorative design treatments to minimize their appearances. Garages for units/buildings located on rear alleys shall be located to the rear of the unit and accessed via alley only.
5. **Parking.** ~~Two (2) parking spaces shall be provided for each unit. The title of such parking spaces and/or the easement for the use of such parking spaces shall run with and/or be appurtenant to the title to such dwelling.~~
  - A. **Parking for townhomes provided via individual driveways, garages, or a combination of both, shall be required to provide a minimum of two (2) parking spaces for each unit. Such parking shall not impede the sidewalk, drive aisle or encroach into the public right-of-way.**
  - B. **When parking is to be provided via parking lot style/vehicle use area(s), townhome developments shall adhere to the minimum required and maximum allowed parking standards for an "Apartment", as cited in Table 8.3 and the Handicapped Accessible Parking Requirements of Sec. 8.2.3**
6. **Walkways.** A ~~four-foot (4')~~ **three-foot (3')** wide **sidewalk or** walkway, constructed of concrete or decorative pavers, shall extend from the sidewalk **or driveway** to the steps, stoop, or porch of all units.
7. **Chimneys** located on an exterior elevation of the dwelling must extend to the ground and be clad in masonry or same as adjacent materials.
8. **Shingles.** Where shingles are proposed to be installed on all residential construction, architectural shingles shall be used. Three-tab shingles are prohibited.

**D. Multi-Family:**

1. ~~All Common driveways, parking areas, open space, or other amenities~~ shall have provisions for perpetual maintenance by the participating property owners.
2. **Pathways.** A pathway system connecting greenway/open space areas accessible to neighborhood residents, and connecting these areas to neighborhood streets and sidewalks shall be constructed.
3. **Open Space Standards.** **Multifamily developments shall comply with the open space standards provided** ~~as set forth in Section 10.3.9 shall apply.~~
4. **Sidewalks.** ~~For buildings with road frontage, the buildings shall be forward of any parking structures and made to face the street front.~~ Sidewalks, **a minimum of five (5) feet in width**, shall connect all entrances to the street front sidewalk

network. For streets without sidewalks, sidewalks shall be installed along the entire frontage as a condition of development, **in accordance with Section 7.1.2.**

5. **Facade materials.** Buildings shall be constructed of materials consistent with characteristics of the neighborhood. Fiber cement, brick, vinyl siding, hardiplank shake/shingle or an equivalent quality material as approved by the Planning ~~Director (or their designee)~~ **Department** is required on all exterior surfaces of all structures within the development, including accessory structures.
  - a. There shall be a combination of no less than two (2) of the above listed materials on each facade of the building, **and must be installed the entire width and length of each facade.** The primary material on the front elevation shall also be used on the side and rear elevations.
  - b. **Building elevations shall be submitted with the preliminary plan set and must be reviewed and approved by TRC prior to plan approval.**

*Ex. The Pier Conway*



*Source: Coastal Carolina University*

6. Chimneys located on an exterior elevation of the dwelling must extend to the ground and be clad in masonry or same as adjacent materials.
7. **Shingles.** Where shingles are proposed to be installed on all residential construction, architectural shingles shall be used. Three-tab shingles are prohibited.
8. Landscaping for surface parking facilities shall comply with *Section 9.3.4.*

*[Amended: ZA2020-09-21(A)]*

## Section 6.3 – Non-Residential Design Standards

Table 6.2: Non-Residential Zoning Districts *(propose to delete columns stating “Minimum Landscaped Open Space – as Open Space is a requirement of residential subdivisions)*

DIMENSIONAL REQUIREMENT	P	IN	NC	HC	CC	CBD	WRD	MU	LI	HI	FA <sup>7</sup>	CP
<b>ACREAGE, DENSITY, AND LOT WIDTH REQUIREMENTS</b>												
Minimum lot area (square feet or acres)	7,000	8,000	4,000	8,000	2,500	0	5,000	4,000	15,000	25,000	5 acres	10 acres <sup>9</sup>
Minimum lot width(feet)	70	80	40	80	25	20	0	40	75	125	150 200	100
Minimum lot depth (feet)	100	100	100	100	100	0	0	100	200	200	200	200
<b>BUILDING AND SITE REQUIREMENTS</b>												
Minimum landscaped open space	20%	20%	20%	20%	None	None	None	20%	20%	10%	20%	20%
<b>BUILDING HEIGHT REQUIREMENTS</b>												
Height, maximum (feet)	40	80	40	50/65 <sup>8</sup>	65	60	35	50	50	80	35	35
<b>BUILDING SETBACKS FOR PRINCIPAL BUILDINGS</b>												
Front, minimum (feet)	20	20	20	30	BTZ <sup>1</sup>	0	5 <sup>4</sup>	0	30	50	100	100
Rear yard, minimum (feet)	15	15	15	20	15/0 <sup>2</sup>	0	10	0	20	50	50	100
Side yard, minimum (feet)	10	15 <sup>3</sup>	10	15	0	0	0	0	20	30	25	100
Side yard, local street minimum (feet) <sup>5</sup>	15	20	15	20	0	0	0	0	25	50	100	100
Side yard, arterial/collect or minimum (feet) <sup>6</sup>	25	25	25	25	0	0	0	0	25	50	100	100

1. BTZ = Build-to-Zone; see Section 6.3.6(c)-1

2. 15-foot rear yard setback required adjacent to residential property or mid-block alley; otherwise none required.

3. See Section 6.3.2 for IN District side yard setback requirements.

4. Front setback in WRD district is five feet from edge of pavement or curb.

5. Side yard setback for properties fronting on a local street, cul-de-sac, or alley.

6. Side yard setback for properties adjacent to an arterial or collector street.

7. See Section 6.2, Table 6.1 for residential dimensional requirements in FA.

8. See Section 6.5.2, Gateway Corridor Overlay

9. **Minimum lot size does not apply to property or portions of property that are zoned CP upon annexation or rezoning of property for the purposes of protection of environmentally sensitive areas.**

[amended ZA2012-12-03(B) ZA2019-07-15(C) ZA2021-09-20(E) ZA2022-08-15(D)]

### 6.3.1 Non-Residential Architectural Design Standards

- A. **Intent:** Non-residential architectural design standards protect and enhance the aesthetic and visual character of various developments within the City of Conway. In particular, the purpose is to encourage and better articulate positive visual experiences throughout the City of Conway and to provide for economic growth and stability through the preservation of property values. The design review process is not intended to stifle innovative architecture but to assure respect for surrounding uses and reduce incompatible and adverse impacts on the visual experience.
- B. **Applicability:** These standards shall apply to all properties as stated herein, except as otherwise specified below:
1. Properties located within a Historic Design Review District (HDRD).
  2. Properties zoned CP, FA, LI, and HI, including those that are located within the GCO or VCO.
- C. **Historic Design Review Districts (HDRDs):** Properties located within the HDRDs shall be reviewed and approved by the Community Appearance Board (CAB) and shall meet the "Historic Design Review Districts: Community Appearance Guidelines".
- D. **Properties Zoned P, NC, HC, CC, CBD, GCO, and VCO** ~~Properties zoned P, NC, HC, CC, CBD, GCO, and VCO (exempting parcels zoned CP, FA, LI, and HI)~~ that are located outside of the HDRDs shall be reviewed and approved by the Planning ~~Department~~ **Director** and shall meet the following architectural design standards:
1. ~~The architectural design, color, and material of a proposed structure, or structures, shall conform to community standards of good taste and design.~~
  2. ~~Proposed structures will contribute to the image of the City of Conway as a unique place of visual character, integrity, and quality.~~
  3. All elevations of a structure shall be in harmony one with another in terms of scale, proportion, detail, **material, and color** ~~and high design quality.~~
  4. ~~The side and rear elevations of buildings shall be visually attractive, especially where those side or rear elevations are most often viewed by the public. Rooflines and architectural detailing shall present a consistency in quality design.~~
  5. All structures within a proposed development, including gasoline station canopies, shall utilize a uniform architectural theme and shall be designed to create a harmonious whole. It is not to be inferred that buildings must look alike to achieve a harmony of style. Harmony of style can be created through proper consideration of scale, proportion, detail, materials, color, site planning, and landscaping.
  6. The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the surrounding area. Canopies designed as domineering or overpowering architectural features shall not be permitted.
  7. Long, monotonous facade design, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line, shall not be permitted.
  8. The architectural design and material finish of buildings, signage, gasoline pump canopies, and other necessary structures shall be compatible with one another and surrounding structures.



9. Color combinations of paints and stains shall be complimentary. In general, no more than three different colors per building shall be permitted.
10. ~~Materials shall express their function clearly and honestly and shall not appear as materials which are foreign to the character of the rest of the building.~~
11. Any building exterior elevation shall consist of architectural materials which are equal in quality, appearance, and detail to all other exterior elevations of the same structure. Nothing in this section shall preclude the use of different materials on different exterior elevations of the same structure so long as those materials maintain the architectural unity and integrity of the entire structure.
12. Stucco, tabby, wood siding, brick, stone, traditional metal components, textured concrete masonry units, glass, fiber cement siding, and other materials with similar textures are permitted. In addition to these materials, aluminum composite materials are permitted for HC Zoning Districts located within the GCO. Fiber cement, AZEK, and PVC are permitted as a synthetic trim.
13. No portion of a building constructed of unadorned concrete masonry units or corrugated metal, sheet metal, exposed metal, and / or manufactured panelized metal wall systems shall be visible in any manner from adjoining developed properties, from existing public rights-of-way, or from adjoining properties which are eligible for future development.
14. When unreasonable or impractical situations would result from the strict application of Section 6.3.1. ~~C~~ **D** of the *UDO*, the owner or developer of property, zoned HC and located in the GCO, has the right to provide an alternative architectural design plan. Such situations may result from unique site conditions, innovative design applications, and / or unified development design. The Planning ~~Director~~ **Department** shall use the following criteria when determining whether an alternative architectural design plan can be accepted in lieu of meeting the requirements stated in Section 6.3.1. ~~C~~ **D**:
  - a) The proposal includes a clear and concise explanation of the specific standards that are unreasonable or impracticable in that particular situation and how the alternative methods proposed will achieve the intent of Section 6.3.1. ~~C~~ **D**.
  - b) The proposal represents the use of alternative designs and / or materials, which will ~~result in achieving~~ achieve **the same results as the requirements in an acceptable alternative to what is required in Section 6.3.1. ~~C~~ **D****.
  - ~~c) The proposal is compatible with and will enhance the use or value of surrounding properties.~~
  - d) The proposal is consistent with the intent of the *UDO*, the City of Conway Comprehensive Plan, and other current and future City of Conway adopted plans.
  - e) The Planning Director **(or their designee)** can require larger building setbacks, increased landscape buffers, and / or other screening methods as part of the approval for an alternative design plan.

[Amended 12-3-12, #ZA2012-12-03 (C)]

### 6.3.2 Professional District (P)

#### A. Dimensional Requirements.

1. For the purposes of this Section, the term “new construction” shall also include expansion of existing, conforming nonresidential structures. Nonconforming structures shall be subject to the provisions in Article 12.
2. All new construction in the P District shall result in a maximum building footprint that does not exceed thirty (30) percent of the total lot size.
3. No expansion of an existing building in the P District shall cause the standards of this Section to be exceeded.
4. Landscaped buffers adjacent to any property zoned or used residentially shall be provided in accordance with Article 9.
5. The project should rely on a limited number of major access points to adjacent arterials. Project outparcels should share these access points and be connected internally to the remainder of the project.
6. Similarly, curb cuts may be limited, and shared parking is encouraged, provided it meets the standards found in Article 8.
7. Circulation patterns should be designed to minimize conflicts between pedestrian, vehicular, and service traffic.
8. No drive-thru facilities shall be permitted, except for financial institutions in the Upper Main Street Overlay District (MSO) when approved by the CAB.

*[Amended 11-6-17 #ZA2017-11-06 (A)]*

#### B. Accessory Structures

1. Permitted uses and conditional uses may erect accessory structures in accordance with the requirements set forth in Section 5.2.1 and Table 6.2.

#### C. Architectural Design Standards

1. Depending on the location of the proposed development, the Planning Director or CAB will ensure compliance with the architectural design standards that are identified in Section 6.3.1.

#### D. Mixed Use Requirements for P

1. The development may include any permitted use of the district, per *Article 4 – Use Tables*, including commercial and/or residential, provided that all building and development requirements are met.
2. In instances where a lot contains both a residential and a commercial structure(s), whether in one building or separate buildings, the entire parcel shall be subject to the standards for commercial development, as provided for throughout the UDO.
3. Nothing in this section precludes residential structures from obtaining home occupations, where permitted. Home occupations are subject to the conditions of *Section 5.2.4*. The standards provided herein are intended for uses that otherwise would not be permitted as a home occupation.
4. Historic Design Review Districts (HDRDs). Properties located within an HDRD shall be reviewed and approved by the Community Appearance Board (CAB) and shall meet the “Historic Design Review Districts: Community Appearance Guidelines”.

*Amended 12-3-12, #ZA2012-12-03 (D); Amended 11-02-2020, ZA#2020-11-02 (C)*

### **6.3.3 Institutional (IN)**

- A. Dimensional Requirements
  - 1. For structures less than fifty feet (50') in height, there shall be a minimum side setback of fifteen (15') feet required for side yards.
  - 2. For structures more than fifty (50') feet in height, there shall be a minimum side setback of twenty-five (25') feet required for side yards.
- B. Accessory Structures
  - 1. Permitted uses and conditional uses may erect accessory structures in accordance with the requirements set forth in *Section 5.2.1* and *Table 6.2*.
- C. Accessory Retail Uses
  - 1. Certain retail sales establishments which are customarily accessory to and clearly incidental to permitted uses shall be permitted. Such retail sales shall be designed to serve the convenience of only those persons working or receiving services in the building or office park in which the accessory use is located. Permitted accessory uses include pharmacies, barber shops, beauty shops, cafeteria, florist shops, bookstores, newsstands, opticians, restaurants, and medical supply shops.
- D. Division of Property Lines in Office Parks and Campuses
  - 1. In order to permit individual ownership of separate buildings in office parks and campuses, developments which comply with the development standards for the Institutional district shall be permitted to subdivide property below the minimum square footage requirements set forth in *Table 6.2*, provided the following requirements are met:
    - a. The property boundaries for such lots created shall not extend beyond the footprint of the structure.
    - b. All common driveways, parking areas, open space, or other amenities shall have provisions for perpetual maintenance by the participating property owners.

### **6.3.4 Neighborhood Commercial (NC)**

- A. Dimensional Requirements.
  - 1. For the purposes of this Section, the term "new construction" shall also include expansion of existing, conforming nonresidential structures. Nonconforming structures shall be subject to the provisions in Article 12.
  - 2. All new construction in the NC District shall result in a maximum building footprint that does not exceed thirty (30) percent of the total lot size.
  - 3. No expansion of an existing building in the NC District shall cause the standards of this Section to be exceeded.
  - 4. Landscaped buffers adjacent to any property zoned or used residentially shall be provided in accordance with Article 9.
  - 5. The project should rely on a limited number of major access points to adjacent arterials. Project outparcels should share these access points and be connected internally to the remainder of the project.

6. Similarly, curb cuts may be limited, and shared parking is encouraged, provided it meets the standards found in Article 8.
7. Circulation patterns should be designed to minimize conflicts between pedestrian, vehicular, and service traffic.
8. No drive-thru facilities shall be permitted.

B. Accessory Structures

1. Accessory structures may be erected where permitted uses or conditional uses are present. They must be erected to meet the requirements set forth in Section 5.2.1.

C. Architectural Design Standards

1. Depending on the location of the proposed development, the Planning Director or CAB will insure compliance with the architectural design standards that are identified in Section 6.3.1.

*Amended 12-3-12, #ZA2012-12-03 (E)*

### 6.3.5 Highway Commercial (HC)

A. Accessory Structures

1. Accessory structures may be erected where permitted uses or conditional uses are present. They must be erected to meet the requirements set forth in Table 6.2.

B. The following shall be required in the Highway Commercial District:

1. Utility Equipment: Electrical boxes, communication equipment and all other mechanical or utility equipment shall locate on the side or rear of the building and not visible on the front façade. All refuse storage areas shall be located to the rear or side yard of the property and screened with a finished exterior surface.

C. Architectural Design Standards

Depending on the location of the proposed development, the Planning Director or CAB will insure compliance with the architectural design standards that are identified in Section 6.3.1.

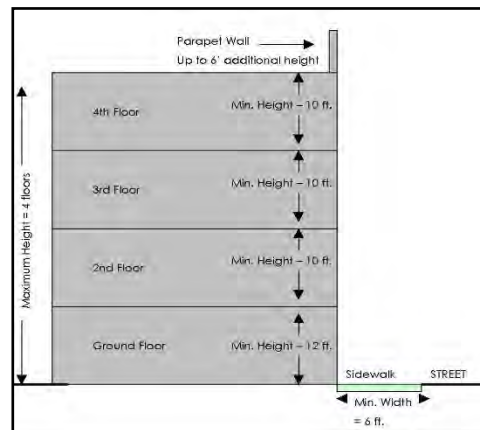
### 6.3.6 Core Commercial District

The following standards shall apply to all properties within the Core Commercial District as delineated by the City of Conway's Official Zoning Map, except for the Horry County Courthouse and Courthouse Annex.

A. Uses

Permitted, Conditional and Accessory Uses within the Core Commercial District shall follow those as listed as permissible or by conditional use in Article 4, and subject to additional conditional standards as stated in Article 5. The following are the only exceptions or additional restrictions of those uses:

1. Appropriate Mix of Uses. Upper floor uses (those on the 2<sup>nd</sup> or 3<sup>rd</sup> floors) are limited to those residential or professional service uses as permitted in the CC district. Offices and/or storage accessory to a permitted ground floor use are also permitted.



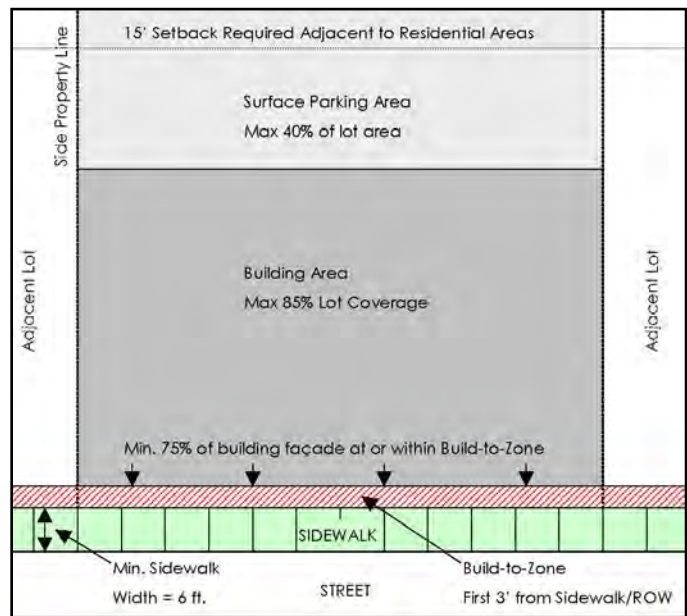
2. Residential Mix. Non-residential uses shall not be permitted above a residential use on the same lot.

B. Height Standards

1. Building Height: Heights in this district are established by the number of floors. The maximum height of buildings in the CC district is 4 floors.
2. Parapet Walls: Parapet walls shall be required for all flat-roofed buildings in CC District. Parapets shall be of a minimum height adequate to screen all rooftop mechanical equipment from the public right(s)-of-way, and a maximum of six (6) feet in height.
3. Floor Heights: The minimum height of a ground floor shall be twelve (12) feet. Upper floors shall have a minimum floor height of ten (10) feet. The finished floor elevation of the ground floor relative to the sidewalk shall be either the same or no greater than 1.5 feet higher, except to accommodate requirements of the Americans with Disabilities Act (ADA).

C. Building on Lot Location

1. Build-to-Zone:  
The build-to-zone shall be an area within three feet of the public right of way (sidewalk line). The façade of each building in the CC district shall be built to or within the build-to-zone. *Exception*: In the case of a corner lot at a street intersection, the building may be setback further to provide a public plaza or civic space.
2. Sidewalks:  
Sidewalks shall be a minimum of six (6') feet wide and consistent along the entire street facing property line(s).



3. Lot Coverage:  
A maximum of 85% of the total lot area may be covered by the building footprint. No more than 40% of the lot shall be covered by surface parking areas. This may be increased to 60% if the parking lot is made of impervious surfaces.
4. Rear and Side Setbacks:  
No rear or side yard setbacks are required unless abutting property that is zoned exclusively residential, or abutting an alleyway (to provide adequate mobility). A privacy fence of six (6') feet in height shall be required adjacent to residential properties, and shall be permitted adjacent to other properties.

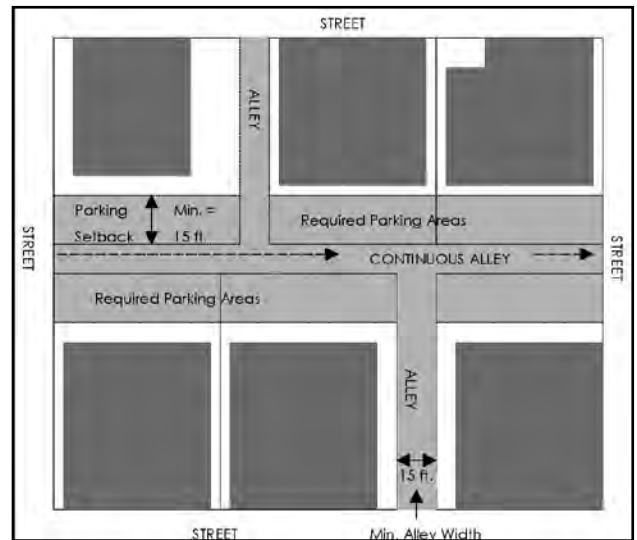
D. Alleys and Parking Lots

1. Off-street Parking:

Off street parking shall be located to the rear of the lot. Access to surface parking shall be from alleys unless no alley access is available; in this case driveways shall be consolidated between adjoining lots where possible to reduce curb cuts. Shared parking spaces between uses shall meet the requirements of *Section 8.2.9*.

2. Alleys:

Mid-block alleys are encouraged to provide access to parking areas at the rear of properties. Alleys should either be continuous (extending from one side of the block through to the other side), or should connect into a continuous alley, with enough width and clearance to provide vehicular turning. Alleys shall be a minimum of fifteen (15) feet wide at all points and shall be one-way to prevent vehicular conflicts.



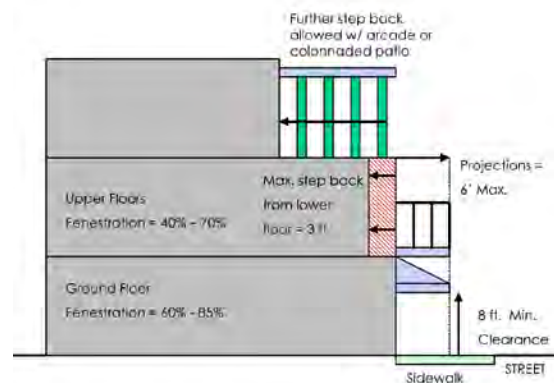
3. Pedestrian and Bicycle Access to Parking Areas:

All parking areas should be made accessible to pedestrians and bicyclists from the outer block sidewalks through walkways, pedestrian alleys, or sidewalks. Pedestrian/bike alleys shall be a minimum of 6 feet wide. Pedestrian/bike alleys greater than 8 feet wide shall provide spaced bollards or permanent planters to prevent access to vehicles.

E. Facade & Projection Standards

1. Fenestration:

Fenestration (doors and windows) on the ground floor of a facade shall make up a minimum of 60% of the facade area, and a maximum of 85%. Fenestration on upper floors shall comprise between 40% and 70% of the facade area (between 3' and 9' above each finished floor).



2. Projections:

Awnings or upper floor roof overhangs may project a maximum of 6 feet out from the main facade into the public right of way, with a minimum clearance height of 8 feet. Ornamented parapet walls may project outward from the facade up to 2 feet.

3. Upper Floor Step-backs:

Upper floor areas may stepback from the floor below a maximum of three (3) feet, except where a colonnaded or arcaded balcony is provided that meets the maximum setback line.

F. Building Orientation & Entrances

All buildings shall be oriented towards the street, and each building shall have a clearly defined primary entrance that shall front the street, rather than to a courtyard, alleyway, or parking lot. Buildings adjacent to an internal mid-block parking area shall provide a secondary entrance for employees and servicing, and optionally can also provide access for patrons.

G. Required Design Standards

The following shall be required in the Core Commercial District:

1. Floor Division: An expression line clearly delineating divisions between floors of a building shall be incorporated into the front façade. For flat roofs, a cornice line shall be incorporated to delineate the top of the façade.
2. Utility Equipment: Electrical boxes, communication equipment and all other mechanical or utility equipment shall locate on the side or rear of the building and not visible on the front façade. All refuse storage areas shall be located to the rear or side yard of the property and screened with a finished exterior surface.
3. Transparency: Each floor of a building façade facing a street, park, or plaza shall contain transparent windows.

D. Architectural Design Standards

Depending on the location of the proposed development, the Planning Director or CAB will insure compliance with the architectural design standards that are identified in Section 6.3.1.

### 6.3.7 Central Business District (CBD)

A. Active Commercial Street Frontage Preservation.

In order to preserve vibrancy and activity along the CBD's street frontages and limit uses that do not operate on a daily basis and add to the street life of the area, the following use types are permitted to occupy storefronts within the district, which is defined as the front (or façade-facing) ground level floor space of a building fronting a street in the CBD. This front ground level space must maintain an open interior space in the front of the unit which is equal in depth to the interior width of the building. The depth shall be measured from the plane of the front façade, not the entrance door. In the event that multiple storefronts are used in combination for a development, this calculation shall be the greatest width of the individual storefronts used, not the total width. This interior space shall be open to the public and used as lobby space, gathering space or other approvable commercial spaces as follows:

1. All 'Professional Services' uses, as listed under *Section 4.2 (G)* that are shown as permitted use in the CBD District.
2. All 'Neighborhood Commercial' uses, as listed under *Section 4.2 (H)* that are shown as permitted use in the CBD District.
3. All 'Highway Commercial' uses, as listed under *Section 4.2 (I)* that are shown as permitted use in the CBD District.
4. Police or fire stations.
5. Public libraries or museums.
6. Theaters.
7. Grocery stores, subject to the conditions provided in *Article 5*.

All other uses permitted or conditional in the Central Business District may occupy the rear

space of the building or upper levels.

B. Requirements for Dwellings.

1. Dwelling units in the CBD District shall provide complete, independent living facilities for one or more persons, which include provisions for living, sleeping, eating, cooking and sanitation. *[Amended 6.21.21 ZA#2021-06-21 (B)]*

C. Architectural Design Standards

All new or infill developments within the Central Business District are required to follow City of Conway's "Historic Design Review Districts: Community Appearance Guidelines".

**6.3.8 Light Industrial District (LI)**

A. Dimensional Requirements

1. Properties in the Light Industrial District shall meet the dimensional requirements set forth in *Table 6.2*.

B. Accessory Structures

1. Permitted uses and conditional uses may erect accessory structures in accordance with the requirements set forth in *Section 5.2.1* and *Table 6.2*.

C. Accessory Retail Uses

1. Certain retail sales establishments which are customarily accessory to and clearly incidental to permitted uses shall be permitted. Such retail sales shall be designed to serve the convenience of only those persons working or receiving services in the building or office park in which the accessory use is located. Permitted accessory uses for light industrial parks include a cafeteria, newsstands, restaurants, and medical supply shops.

D. Division of Property Lines in Light Industrial Office Parks

1. In order to permit individual ownership of separate buildings in light industrial office parks and campuses, developments which comply with the development standards for the Light Industrial district shall be permitted to subdivide property below the minimum square footage requirements set forth in *Table 6.2*, provided the following requirements are met:
  - a. The property boundaries for such lots created shall not extend beyond the footprint of the structure.
  - b. All common driveways, parking areas, open space, or other amenities shall have provisions for perpetual maintenance by the participating property owners.

E. Accessory Dwellings Permitted:

1. Dwellings incidental to a permitted agricultural or horticultural use provided that such related dwellings are occupied only by persons employed directly on the premises.
2. Watchmen or caretakers single-family dwelling providing that it is located on the premises of a permitted use; and provided that the head of the household is employed by the industry as a watchman or caretaker of that permitted use.
3. See *Table 6.2* for ADU dimensional requirements in the LI Zoning District.



### 6.3.9 Heavy Industrial District (HI)

The following performance standards shall be applied to all properties in the Heavy Industrial (HI) Districts:

- A. Odor: No use may generate any odor that can be detected at:
  - 1. The outside boundary of the immediate space occupied by the enterprise generating the odor, or
  - 2. The lot line if the enterprise generating the odor is the only enterprise located on the lot.
  
- B. Air & Water Pollution: No land use is permitted which entails the use of a potential source of air contaminant (i.e., boilers, incinerators, and furnaces) or which entails the discharge of industrial wastewater or industrial stormwater until the appropriate governmental agency has certified to the Planning Director
  - 1. That the appropriate permits have been received by the developer, or
  - 2. That the proposed use does not require such permits.
  
- C. Electrical Disturbance or Interference
  - 1. No use shall create any electrical disturbance that adversely affects any operations of equipment other than those of the creator of such disturbance.
  - 2. No use shall cause, create or contribute to the interference with electronic signals (including television and radio broadcasting transmissions) to the extent that the operation of any equipment not owned by the creator of such disturbance is adversely affected.
  
- D. Noise
  - 1. The maximum permissible noise level shall be 70 dB(A) between the hours of 7:00 a.m. and 7:00 p.m. and 65 dB(A) between 7:00 p.m. and 7:00 a.m. Measurements shall be taken at the boundary line of the lot where the use is located. Where such lot is adjacent to a residential zoning district, the permissible noise levels shall be 10 dB(A) less than those above.
  - 2. An A-weighted filter constructed in accordance the specifications of the American National Standards Institute, which automatically takes account of the varying effect on the human ear of different pitches, shall be used on any sound level meter taking measurements required by this section.
  - 3. The standards established ~~in Section 6.3.6 above~~ **herein** are expressed in terms of the Equivalent Sound Level (Leq), and measurements shall be taken which compute the Leq.
  - 4. Impact noises, generated by sources that do not operate more than one minute in any one-hour period, are permissible up to a level of 10 dB(A) in excess of the figures listed ~~in Section 6.3.6~~ **herein** except that this higher level of permissible noise shall not apply from 7:00 p.m. to 7:00 a.m. when the adjacent lot is zoned residential. The impact noise shall be measured using the fast response of the sound level meter.
  - 5. Sources of noise which are exempt from the above requirements are:
    - (i) temporary construction activity that occurs between 6:00 a.m. and 11:00 p.m.;
    - (ii) transportation vehicles not under the control of the industrial use; and

(iii) occasionally used safety signals, warning devices and emergency pressure relief valves.

E. Accessory Dwellings Permitted:

1. Dwellings incidental to a permitted agricultural or horticultural use provided that such related dwellings are occupied only by persons employed directly on the premises.
2. Watchmen or caretakers single-family dwelling providing that it is located on the premises of a permitted use; and provided that the head of the household is employed by the industry as a watchman or caretaker of that permitted use.
3. See *Table 6.2* for ADU dimensional requirements in the HI Zoning District.

## Section 6.4 – Special Use District Design Standards

### 6.4.1 Waccamaw Riverfront District (WRD)

The Waccamaw Riverfront District defines the area south of Second Avenue and east of Beaty Street. Historically a manufacturing and rail transportation corridor, it is important to honor the area's past while continuing to support new quality development. The purpose of this district is to help increase the economic vitality of the downtown, enhance the riverfront approach, provide opportunity for new mixed-use development, provide for the public's use and enjoyment, and to provide for the protection of the river bank.

New buildings and uses that locate in the Waccamaw Riverfront District should be of pedestrian scale and orientation; ensure the public's visual access and enjoyment of the river; evoke a feeling of the industrial and transportation history of the area; include design orientation both to the river and to the public way; and integrate public outdoor activity.

The area's configuration is linear and narrow and provides limited potential for on-site vehicular circulation or storage. It's an area primarily served and occupied by people, not vehicles, although some provision has been made for public and private parking. Uses in the Waccamaw Riverfront District are not to be automobile-oriented or dependent. *[Amended 2/18/19 #ZA2019-02-18 (C)]*

A. Sub-districts

The Waccamaw Riverfront District is divided into two sub-districts for zoning purposes: WRD-1 and WRD-2, as shown on the Official Zoning Map.

B. Dimensional Requirements

The following requirements shall apply to all new buildings, uses, or development in the Waccamaw Riverfront District.

1. Minimum lot area: Five-thousand (5,000) square feet.
2. Minimum front yard: Five (5) feet from edge of pavement or curb.
3. Minimum side yard: Zero (0) feet. Minimum of twenty feet between buildings.
4. Minimum rear yard:
  - a. Ten (10) feet measured from top of bank.
  - b. Fifteen (15) feet setback when the river easement does not apply.
  - c. Twenty-five (25) feet setback is required when a river easement is required (see Section E.2).
5. Flexibility in setbacks for properties adjacent to the Riverwalk may be needed to allow for creativity in site design and building placement, if approved the Planning Director. Property owners and/or developers shall be able to reduce their setbacks and distances between adjacent buildings, as to be determined on a case-by-case basis by the Planning Director.
6. No development shall be allowed in the existing rail road right-of-way.
7. Specific uses in water to be approved by the Conway City Council.

C. Waccamaw Riverfront HDRD Design Guidelines

All new or infill developments within the Waccamaw Riverfront District are required to follow the City of Conway's Community Appearance Guidelines, and must be reviewed by the City of Conway's Community Appearance Board (CAB).

D. Mixed Use Requirements for WRD-1

1. In order to stimulate pedestrian activity and public access within the WRD-1 District, (front or facade-facing ground level) of any new or redeveloped building or buildings must be devoted to one or more of the permitted uses listed in Article 4 for WRD. This front ground level space must maintain an open interior space in the front of the unit which is equal in depth to the interior width of the building. The depth shall be measured from the plane of the front façade, not the entrance door. In the event that multiple storefronts are used in combination for a development, this calculation shall be the greatest width of the individual storefronts used, not the total width. The rear of the first floor, as well as the second floor may include any permitted use of the district, provided that all other building and development requirements are met.
    - a. Multi-family residential shall be located on the second floor only.
    - b. Office-related uses are permitted as a secondary use in conjunction with another permitted use but not as a standalone use in WRD-1. *[Amended 6.21.21 ZA# 2021-06-21 (B)]*
  2. Manufacturers of fine crafts, where the products are manufactured and sold onsite, are permitted as accessory uses in the Waccamaw Riverfront District, as specified in Article 4 – Use Tables. *[Amended 5/20/19 #ZA2019-05-20 (E)]*
- E. Riverfront District Regulations
1. Standards for Development Site Review.
    - a. All new construction requiring a zoning permit shall have underground utility service from the nearest utility pole, including electric, cable television, and telephone service, unless this requirement is waived by the Technical Review Committee.
    - b. Structures, uses, and landscaping shall be arranged so not to interfere with the continued, active use of railroad facilities by present and future rail operators.
    - c. Sites shall be designed to accommodate persons with disabilities.
    - d. Landscaping shall be in compliance with *Article 9*.
    - e. With respect to vehicular, bicycle, and pedestrian circulation, special attention shall be given to the location and number of access points to the public street, sidewalk, or path, to the arrangement of parking areas, to service and loading areas, and to the location of accessible routes and ramps for the disabled. Common or shared driveways and walkways will be required.
    - f. Special attention shall be accorded to stormwater runoff so that the neighboring properties and/or the public stormwater drainage system are not adversely affected. Attention shall also be accorded to design features which address the affects of rain with particular attention to affects on the areas between buildings.
  2. Riverfront Development Standards
    - a. Each approved application for development shall provide a Riverwalk area between the mean high-water mark of the river and all proposed structures and parking areas. The Riverwalk area shall be continuous, except as set forth in Section 6.4.1, and be no less than twenty-five feet (25') in depth across the river frontage of the property, such Riverwalk area being measured from, the mean high-water mark. Where lagoons and drainage swales occupy a substantial portion of the Riverwalk area because of natural land forms or drainage patterns additional width and/or vegetation may be required.

- b. If existing pilings can be established and recognized as usable for the boardwalk by the appropriate state and federal agencies, then the twenty-five feet (25') Riverwalk area can extend beyond the mean high-water mark. The Technical Review Committee will review the feasibility and desirability of these extensions on a case-by-case basis. *[Amended 2/18/19 #ZA2019-02-18 (C)]*
- 3. Signage
  - a. Signage shall be in compliance with the requirements of *Article 11* and the Waccamaw Riverfront HDRD Design Guidelines.

#### 6.4.2 Planned Development District

- A. Minimum Development Standards
  - 1. A Planned Development project area shall contain a minimum of three (3) contiguous acres of land.
  - 2. The minimum lot size, maximum lot coverage, maximum height, maximum density, street width, and setbacks in a Planned Development shall meet general health, safety, and welfare requirements and be in harmony with good planning practices as determined by the Planning Commission.
- B. Common Open Space Requirements
  - 1. ~~A minimum of 15% of the gross buildable area of the Planned Development shall be required for usable open space. Required landscape buffers shall not count towards this 15% requirement.~~ **Developments which require the dedication of Open Space shall adhere to the standards in** For additional open space dedication requirements for Planned Development districts, refer to *Section 10.3.9, Parks and Open Space Dedication*.
- C. Utilities, Services, and Easements
  - 1. Structures within a Planned Development shall be connected to city **and/or public** water and sewer lines and all utility lines shall be placed underground. Adequate provisions to maintain on-site and off-site drainage shall be provided. Adequate provisions for utility and drainage easements shall be provided.
- D. Access and Circulation
  - 1. A circulation system shall be designed so as to provide for safe and convenient access to dwelling units, open space, community facilities, commercial uses, and industrial uses in the Planned Development.
  - 2. Principal vehicular access points shall be designed to permit smooth traffic flow and minimum hazards to vehicular, bicycle, or pedestrian traffic.
  - 3. Cul-de-sacs and dead-end streets shall be prohibited unless no other reasonable alternative is available (See *Section 7.1.11*). The use of cul-de-sacs solely for the purpose of increasing street frontage in order to provide additional lots shall be prohibited.
  - 4. Adequate access and circulation for emergency and service vehicles shall be provided, **in accordance with applicable fire code(s)**.
  - 5. Sidewalks and bicycle lanes shall be designed to meet the requirements of *Section 7.1*.
- E. Application and Approval of Planned Developments
  - 1. Prior to a formal application being filed to rezone property to Planned Development, a sketch plan shall be submitted to the Planning Director. Such sketch plan shall illustrate

the boundaries of the proposed area to be rezoned to Planned Development; the proposed land uses, a proposed lot layout and street configuration, estimated gross densities, and estimated useable open space.

2. The Planning Director shall submit the proposed sketch plan to the Planning Commission with a recommendation as to whether the proposed design concept is consistent with the Comprehensive Plan and Planned Development standards. The Planning Commission shall either instruct the applicant to proceed with the drafting of a detailed master plan based on the proposed sketch plan or resubmit a revised sketch plan.
3. The Applicant shall prepare and submit a detailed master plan for the entire Planned Development to the Planning Commission. The master plan shall contain all relevant information deemed necessary by the Planning Commission and/or Planning Director. Relevant information may include but shall not be limited to the following:
  - a. A plan illustrating the proposed land use of each lot or tract within the development;
  - b. A plan illustrating the circulation patterns of vehicular, pedestrian or other traffic;
  - c. A plan illustrating proposed community facilities and proposed usable open space;
  - d. A plan illustrating the location and specifications of existing and proposed utilities;
  - e. A plan illustrating the location and specifications of existing and proposed drainage;
  - f. A site plan illustrating the proposed location of existing structures, proposed new structures, renovations, and/or additions;
  - g. A landscape plan prepared in accordance with the submittal requirements in Article 9;
  - h. A topological survey which illustrates existing elevations, the location of existing trees with a minimum caliber of eight (8") inches, or other significant natural features;
  - i. Statistical data necessary to evaluate the total development including but not limited to the following:
    - i. Amount of land proposed to be used for public or semipublic uses such as religious institutions, educational facilities;
    - ii. Amount of land proposed to be set aside for recreational use;
    - iii. Amount of land in the floodplain or unusable land within the project boundary;
    - iv. Average daily traffic counts (ADT) of proposed streets;
    - v. Proposed number of parking spaces for cars and recreational vehicles and the number of parking spaces per unit;
    - vi. Gross density of the Planned Development computed by dividing the total number of proposed dwelling units in the development by the gross development area;
    - vii. The name, professional title, and address of the planner, urban designer, architect, or engineer who prepared the proposed plan development;
    - viii. Total area **and ratio** of impervious surfaces.

4. **Planning Commission shall hold the required public hearing, in accordance with Article 13.** The Planning Commission shall **also** review the master plan and make a recommendation to the City Council as to whether to approve or deny the requested rezoning to Planned Development. ~~The City Council shall in turn hold a public hearing on the proposed rezoning in accordance with provisions in Article 13.~~ Following the public hearing, City Council shall consider an ordinance rezoning the property to Planned Development. If the request is approved by two (2) readings of the ordinance, the rezoning shall be considered complete and the master plan shall become the zoning standards for the property.

F. ~~Design Review~~ **Standards**

1. **Planned Developments are subject to the design requirements of Section 6.2 and Section 6.3. Planning Commission shall have the authority to approve any deviation from the standards contained within Section 6.2 or Section 6.3.** ~~The Planning Commission shall have the authority to require the applicant to submit sketches of proposed facades and signage and landscape plans for commercial uses in Planned Developments to the Community Appearance Board for review and approval. The Community Appearance Board shall determine if the proposals are consistent with the design standards for the Commercial Design Review Overlay District. Such submittal shall be made in accordance with the City of Conway's Community Appearance Guidelines.~~
2. **Planned Developments, if located within a Historic Design Review District (HDRD), shall be consistent with the Community Appearance Guidelines and are subject to review and approval by the Community Appearance Board.**

G. Plat Approval

1. Planned Developments which require the subdivision of property shall adhere to the requirements for plat approval in *Section 10.2.4*.
2. **Applicable dimensional requirements (i.e.: minimum lot size, building setbacks, etc...), established in the approved Planned Development ordinance, as well as the ordinance number, will need to be cited on the final plat.**

H. Procedure for Phased Development

1. Nothing in this section shall prevent an applicant from developing a Planned Development in phases provided the following conditions are met:
  - a. A phase of development shall be part of an overall approved Planned Development.
  - b. The proposed phases shall be delineated on the plan of development.
  - c. A construction timetable shall be submitted and approved showing the estimated completion dates for each phase.
  - d. The gross densities of phases shall not vary by more than ten (10) percent of the gross density approved for the total development.
  - e. When any phase of a Planned Development is developed, such phase shall conform to the master plan for the Planned Development as approved or amended.

- I. Amendment Procedures
  1. The owner/applicant of an approved Planned Development may apply for an amendment of the plan of development in concept for minor details. The Planning Director shall be responsible to decide if a change is a minor or major detail.
    - a. In case of a change of minor details, the Planning Director 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, and community facilities, landscaping, and utilities shall be considered to be changes of minor detail.
    - b. In case of a change of concept, the applicant shall have the recommendation of the Planning Commission (favorable or unfavorable) and with the approval of the City Council and shall follow the same procedures as outlined in *Articles 13 and 14*. 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.
    - c. The Planning Director shall have the right to take a minor amendment to the Planning Commission and City Council.

#### **6.4.3 Mixed Use Flexible Zone (MU)**

- a. Applicability. The MU Flexible Zone can be applied citywide and is not specifically designated to a specific area on the Official Zoning Map for the City of Conway. All properties within Mixed Use Category on Conway's official Future Land Use Map are eligible to apply for rezoning to the Mixed-Use District.
- b. Mixed Use Requirement. A minimum of forty percent (40%) of the ground floor must be occupied by a use or uses that differ from those on upper levels.
- c. Permitted Mix of Uses. All uses shown in Article 4 as permitted in the Mixed-Use District are allowed within the Mixed-Use Zone, with the following restrictions.
  1. Ground Level: all uses listed as permitted for Mixed Use in Article 4 may occupy the ground level of a district lot.
  2. Upper Levels: upper level uses are limited to those uses categorized as Professional Services and Multi-Family Residential.
  3. Residential below non-residential: In no case shall a residential use occupy a ground floor in the same structure where non-residential uses occupy floors above it.
- d. Application and Approval of Mixed-Use Developments
  1. Prior to a formal application being filed to rezone property to mixed use development, a sketch plan shall be submitted to the Planning Director. Such sketch plan shall illustrate the boundaries of the proposed area to be rezoned to mixed use development; the proposed land uses, a proposed lot layout and street configuration, estimated gross densities, and estimated useable open space.
  2. The Planning Director shall submit the proposed sketch plan to the Planning Commission with a recommendation as to whether the proposed design concept is consistent with the current Comprehensive Plan and mixed-use development standards. The Planning



Commission shall either instruct the applicant to proceed with the drafting of a detailed master plan based on the proposed sketch plan or resubmit a revised sketch plan.

3. The Applicant shall prepare and submit a detailed master plan for the entire mixed-use development to the Planning Commission. The master plan shall contain all relevant information deemed necessary by the Planning Commission and/or Planning Director. Relevant information may include but shall not be limited to the following:
  - a. A plan illustrating the proposed land use of each lot or tract within the development;
  - b. A plan illustrating the circulation patterns of vehicular, pedestrian or other traffic;
  - c. A plan illustrating proposed community facilities and proposed usable open space;
  - d. A plan illustrating the location and specifications of existing and proposed utilities;
  - e. A plan illustrating the location and specifications of existing and proposed drainage;
  - f. A site plan illustrating the proposed location of existing structures, proposed new structures, renovations, and/or additions;
  - g. A landscape plan prepared in accordance with the submittal requirements in Article 9;
  - h. A topological survey with illustrates existing elevations, the location of existing trees with a minimum caliber of eight (8") inches, or other significant natural features;
  - i. Statistical data necessary to evaluate the total development including but not limited to the following:
    - i. Amount of land proposed to be used for public or semipublic uses such as religious institutions, educational facilities, etc.;
    - ii. Amount of land proposed to be set aside for recreational use;
    - iii. Amount of land in the floodplain or unusable land within the project boundary;
    - iv. Average daily traffic counts (ADT) of proposed streets;
    - v. Proposed number of parking spaces for cars and recreational vehicles and the number of parking spaces per unit;
    - vi. Gross density of the mixed-use development computed by dividing the total number of proposed dwelling units in the development by the gross development area;
    - vii. The name, professional title, and address of the planner, urban designer, architect, or engineer who prepared the proposed plan development;
    - viii. Total area of impervious surfaces.
4. **Planning Commission shall hold a public hearing on the proposed rezoning in accordance with Article 13.** ~~The Planning Commission shall also review the master plan and make a recommendation to the City Council as to whether to approve or deny the requested rezoning to mixed use development. The City Council shall in turn hold a public hearing on the proposed rezoning in accordance with Section 13.1.8.~~ Following the public hearing, City Council shall consider an ordinance rezoning the property to mixed use development. If the request is approved by two (2) readings of the ordinance, the rezoning shall be considered complete and the master plan shall become the zoning standards for the property.

- E. Design Review
1. The Planning Commission shall have the authority to require the applicant to submit sketches of proposed facades and signage and landscape plans for commercial uses in mixed use developments to the Community Appearance Board for review and approval. The Community Appearance Board shall determine if the proposals are consistent with the design standards for the Commercial Design Review Overlay District. Such submittal shall be made in accordance with the City of Conway's Community Appearance Guidelines.
- F. Plat Approval
1. Mixed use developments which require the subdivision of property shall adhere to the requirements for plat approval in *Section 10.2.4*.
  2. **Applicable dimensional requirements (i.e.: minimum lot size, building setbacks, etc...) established in the approved Mixed-Use Development ordinance as well as the ordinance number will need to be cited on the final plat.**
- G. Procedure for Phased Development
1. Nothing in this section shall prevent an applicant from developing a mixed-use development in phases provided the following conditions are met:
    - a. A phase of development shall be part of an overall approved mixed-use development.
    - b. The proposed phases shall be delineated on the plan of development.
    - c. A construction timetable shall be submitted and approved showing the estimated completion dates for each phase.
    - d. The gross densities of phases shall not vary by more than ten (10) percent of the gross density approved for the total development.
    - e. When any phase of a mixed-use development is developed, such phase shall conform to the master plan for the mixed-use development as approved or amended.
- H. Amendment Procedures
1. The owner/applicant of an approved mixed-use development may apply for an amendment of the plan of development in concept for minor details:
    - a. In case of a change of concept, the applicant shall have the recommendation of the Planning Commission (favorable or unfavorable) and with the approval of the City Council and shall follow the same procedures as outlined in Articles 13 and 14. 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 Planning Director 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.
    - c. The Planning Director shall have the right to take a minor amendment to the Planning Commission and City Council.

#### 6.4.4 Mineral Mining Flexible District

A. Permitted Uses

The following uses and activities are permitted in the Mineral Mining District.

1. Mineral extraction and processing, including grinding, polishing, washing, mixing and sorting, stockpiling, and manufacture of finished products which contain at least 40% of material derived on site.
2. Borrow pits and rubble fills.
3. Accessory uses operated in conjunction with the mineral extraction such as business office, caretaker's or watchman's structures, or facilities for the repair of equipment used in conjunction with the mining operation.

B. Accessory Uses

All accessory uses shall occupy no more than 25% of the land zoned mineral mining.

C. Application Process

The application shall be filed and processed in the same manner as a zoning map amendment. The application may be granted if the Planning Commission and City Council finds that the proposed use is compatible with the surrounding area and not have a substantially negative impact where it is to be located, and it satisfies the development standards and criteria set forth in this section and all other applicable provisions of this chapter. The property owner or party having interest in the land shall submit to the Zoning Administrator:

1. An application;
2. Site plan;
3. If the applicant is licensed, a copy of its South Carolina surface mining license or evidence of application for the license; if the applicant is not licensed, a copy of the license of the proposed operator;
4. A copy of the application for surface mining permit and evidence of its filing with the State of South Carolina;
5. Plans showing compliance with the development standards set forth below and haul routes and adequacy hereof.

D. On-Site Development Standards

Mineral mining operations shall be based on the following on-site development standards:

1. Minimum lot size. Minimum lot size shall be 25 acres.
2. Required setbacks. See Table 6.3 for required setbacks.
3. Blasting activities. Blasting activities shall be conducted in accordance with the rules and regulations promulgated by the State of South Carolina, Department of Natural Resources, the South Carolina Water Resources Center, applicable to surface mining activities.
4. Building height restrictions. The height of principal use equipment shall not exceed 100 feet from grade; accessory structures shall not exceed 60 feet from grade. Agricultural buildings are exempt from height restrictions.
5. Frontage. The site shall have a minimum of 80 feet frontage on a public road meeting the collector street standards established in the City of Conway Land Development Standards.

6. Lot width. The lot width at the front building line shall be a minimum of 300 feet.
7. Open space/green areas. All setback areas shall be landscaped and maintained as green space.
8. Exclusions from setbacks. Fences, railroad access, warning signs, security/noise barriers, and berms may be located within the setback areas.
9. Fencing. Fencing shall be required around all mineral mining and accessory activity areas.
10. Lighting. Lighting shall be designed and directed so as not to adversely impact adjoining properties and shall be specifically approved during the site plan approval process.
11. Access. Commercial/industrial entrance standards shall be utilized in the design of any point of access to a public road, including acceleration and deceleration lanes.

E. Off-Site Development standards

1. The applicant shall establish that the roads serving the site and which will be utilized as haul routes meet the collector street standards and are capable of handling the traffic to be generated by the proposed activities.
2. The applicant shall provide evidence as to what effect the proposed use will have on the groundwater supply and quality of all adjoining properties.
3. Additional regulations. Mineral mining and all activities conducted on site shall meet all federal, state and local regulation governing noise, dust, air pollutant emissions, vibrations, water appropriation and discharge.

F. Development standards for property with existing mineral mining zoning.

1. The minimum lot size for all permitted uses within the district will be 25 acres.
2. All operations including storage or stockpiling of excavated or processed materials will be located a minimum of 150 feet from all property lines, except land zoned Heavy Industrial (HI) or land upon which other extraction or processing operations are being conducted, in which case the setback from all property lines will be 50 feet. The required setback area will be landscaped and maintained as green area.
3. The public road providing access to the site will meet the minimum pavement standard of a collector street as established in the Master Highway Plan.
4. Prior to the issuance of a zoning ~~certificate~~ **compliance**, copies of all State of South Carolina permits must be submitted to the Zoning Administrator in order that any conditions placed on the permits can be incorporated into the conditions under which the zoning certificate was issued. In addition, any conditions placed on renewed permits shall also be submitted in order to determine if there also should be made conditions of the zoning ~~certificate~~ **compliance**.

**Table 6.3 Mineral Mining District Regulations**

Table 6.3 Mineral Mining District Regulations Adjacent Zoning Setbacks		
Type of Operation	R, RA, RR, R-1, R-2, R-3, R-4, P, IN, HC, CC, NC, MU, PD	RA, FA, CP, LI, HI
Crushing or rock processing of stone, gravel, or other material	300 feet	150 feet
Stockpile of materials	300 feet	150 feet
Buildings used for mining operation	300 feet	50 feet

[Amended 12/17/18 #ZA2018-12-17(A)]

**6.4.5 Institutional Campus District (IC)**

**A. Applicability**

The IC District provides flexibility for large institutional uses, including college campuses, universities, medical facility complexes and similar campus-oriented institutions, to develop and function as independent campus areas with unique needs and characteristics.

The district provides flexibility beyond the IN District by allowing the applicant to create their own master plan for future development, rather than submitting individual developments for review under the IN District. The master plan allows flexibility, and provides uniformity and arrangement of buildings and spaces that is not possible when development occurs on a lot-by-lot basis.

Development within the IC District that complies with an approved, valid and unexpired master plan shall be exempt from individual zoning review.

**B. Permitted Uses**

The principal use within the IC District shall include colleges, universities, technical schools, or hospitals, as well as uses supporting and ancillary to those institutions, including but not limited to: campus housing, bookstores, food services, recreational and athletic fields and facilities, auditoriums, parking lots and structures, clinics, research facilities, and utility facilities.

**C. Minimum General Requirements**

Flexibility from the dimensional and design requirement of the IC District shall be provided by allowing a unique Institutional Master Plan. However, the following minimum requirements shall be adhered to throughout the IC District:

1. Open Space Requirement. A minimum of 25% of net developable land within the IC District shall be provided as public open space, including parks, plazas, trails, greenways, water features, or natural open space.
2. General Requirements. Minimum lot size, maximum lot coverage, maximum height, maximum density street widths, and setbacks in the IC District shall meet general health, safety and welfare requirements and be in harmony with good planning practices as determined by the Planning Commission.

3. Protection of Gateway Corridors and Village Corridors as described in *Section 6.5.2* and *Section 6.5.3*. In order to protect the character of Conway's gateway corridors and village corridors, the following standards shall be applicable:
  - a. Metal buildings visible from these gateway corridors and village corridors shall be prohibited.
  - b. All signage along the corridor shall be monument style only.
  - c. All other standards under the GCO and VCO shall apply.

D. **Institutional Master Plan Elements and Requirements**

The following elements shall be provided in the Institutional Master Plan for all new or existing institutions seeking development under the Institutional Campus District, unless the Planning Director determines that certain elements or portions of an element are not necessary to evaluate the proposed institution and its future impacts on surrounding neighborhoods.

1. **Missions & Objectives.** The applicant shall provide a Mission Statement of the institution's organizational mission and objectives, including any services to be provided to the residents of adjacent neighborhoods and the City of Conway. The Mission Statement or Strategic Plan should include a statement of the institution's existing and projected population including faculty, staff, and students.
2. **Existing Property & Uses.** The applicant institution shall provide an inventory and description of all land, buildings and other structures occupied, owned, or used by the institution as of the date of submission of the plan. The inventory of institution property should include the boundary locations illustrating all areas within the campus as well as areas impacted by the institution within 300 feet of the campus boundary. The inventory should include:
  - a. Site plan showing the footprints of each building or structure, roads, sidewalks, parking areas or facilities, principal landscape features, and other significant site improvements.
  - b. Land and building uses.
  - c. Floor area of each building in square feet.
  - d. Building height in stories and feet.
  - e. Location and size of parking facilities.
3. **Program of Institution Needs.** The applicant institution shall provide a comprehensive Program Statement for a 10-year time horizon including its projected growth of faculty, staff, and students (or administration, staff and patients/customers), its current and future facility needs in assignable square feet (asf), acreage of athletic and recreational fields and facilities, and numbers of parking spaces. The Program Statement shall include any of the following that are applicable to the institution:
  - a. Existing and projected faculty/administration, staff, and student/patient headcount.
  - b. Academic, office and research facilities in assignable square feet.
  - c. Student life facilities in assignable square feet.
  - d. Housing in number of beds to be provided and gross square feet.
  - e. Athletic facilities and recreational facilities and fields.
  - f. Parking facilities in number of cars.

- g. Bicycle facilities.
- h. Patient care facilities in gross square feet.
- i. Other supporting facilities in gross square feet.
- j. Patient care facilities in assignable square feet.

4. **Physical Land Use Master Plan.** The applicant institution shall provide a Physical Land Use Master Plan to scale illustrating existing and proposed land use, pedestrian, bicycle and vehicular circulation, and open space. An Illustrative Site Development Plan shall also be provided for the purposes of background information to the Physical Land Use Master Plan. The Master Plan shall illustrate:
  - a. Proposed land use districts, including academic, housing, recreation, and mixed use where appropriate and supportable. The anticipated location of future facilities shall also be shown.
  - b. Existing and proposed conservation areas and principal campus open spaces.
  - c. Existing and proposed primary vehicular circulation.
  - d. Existing and proposed primary pedestrian circulation.
  - e. Existing and proposed bicycle circulation and facilities (with capacities).
  - f. Existing and proposed parking facilities along with their capacities.
  - g. A transportation demand management program.
5. **Community and Neighborhood Needs.** The Physical Land Use Master Plan will address the needs of the community including public safety with respect to signage, lighting and potential impacts to adjoining neighborhoods generated by the institution.
  - a. Signage. The institution shall provide a plan for wayfinding for campus entries, street and campus drive identification, building identification and parking locations.
  - b. Lighting. The institution shall provide a lighting plan for streets and campus drives, as well as parking areas, athletic facilities, and other areas requiring outdoor lighting, which meets the lighting standards of Santee Cooper for public rights of way, and all applicable lighting codes for the City of Conway.
  - c. Neighborhoods. The institution shall provide a neighborhood protection plan incorporating a buffer that will be reviewed and approved by the technical review committee, limit building height to fifty feet (50') within one-hundred fifty (100) feet of campus boundaries which adjoin residential neighborhoods, reduce light intrusion from athletic venues or playfields and restrict campus related vehicular circulation and parking from adjoining residential neighborhoods.
6. **Building Design Plan.** The plan shall include a description of design elements of existing objectives for new and existing buildings and structures to assure appropriateness to surrounding areas and provide continuity of architectural styles and design elements shared among the institution's structures throughout campus. This should include a list of appropriate and expected materials, height, bulk massing and colors that will be used as a guide for future new and redeveloped construction.

E. **Institutional Campus Master Plan Procedures**

This section sets out the required review and approval procedures for the Instructional Master Plan and request for the Institutional Campus Zoning.

1. **Application.** The applicant shall prepare and submit the Institutional Master Plan to the Planning Department for an initial review.
2. **Review.** The following review procedures shall be followed by the applicant:
  - a. **Staff Review.** The Planning Department, along with the Technical Review Committee, will conduct an initial review of the Institutional Master Plan. After this review is completed by staff, the Planning Director (**or their designee**) will instruct the applicant the next steps in the review procedure, which includes meetings with the Planning Commission and City Council.
  - b. **Planning Commission.** The Planning Commission **shall hold the required public hearing on the proposed rezoning, in accordance with Article 13. Planning Commission shall also review** the Institutional Master Plan, and make a recommendation to the City Council as to whether to approve or deny the requested rezoning to Institutional Campus.
  - c. **City Council.** After recommendations have been made by the Planning Commission, ~~City Council shall hold a public hearing on the proposed rezoning.~~ Following the public hearing, City Council shall consider an ordinance rezoning the property to IC. If the request is approved after two (2) readings of the ordinance, the rezoning shall be considered complete, and the Institutional Master Plan shall become the zoning standards for the campus area property.
3. **Master Plan Horizon & Updating Requirements.** The Institutional Campus Master Plan shall cover a 10-year time horizon, and shall be updated every ten (10) years with approval of the City Council after review by the Planning Commission and City Staff.
4. **Amendment Procedures.** The institution / applicant of an approved Institutional Master Plan may apply for an amendment of the plan of development in concept or in minor details:
  - a. **Major Amendments.** Major amendment(s) shall be defined as a 15% change in programmatic need, 15% increase in land acquisition, or a significant change in primary vehicular circulation or parking. Major amendments shall be reviewed by the Planning Commission and be forwarded to the City Council for approval as in the procedure for the 10-year update.
  - b. **Minor Amendments.** Minor amendment(s) may be approved by the Planning Director upon being presented with a written request and necessary graphics and information. If the Planning Director determines the amendment is major, he or she shall forward the request to the Planning Commission and City Council.

F. **Approval Criteria**

The City Council shall approve and permit an Institutional Master Plan for IC District development, subject to the following criteria:

1. The plan is consistent with the adopted plans of the City of Conway;
2. Any strain on public services and infrastructure created from this proposed plan will be worked out between the applicant and the City as development occurs;
3. The plan complies with all applicable standards of the *UDO*;



4. The plan will not result in significant adverse impacts to other property in the vicinity of the applicant institution, or to the natural environment;
5. The plan will not have significant adverse impacts on the livability of nearby residentially zoned land, especially with respect to:
  - a. noise, glare from lights, late-night operation, odors and litter;
  - b. privacy, traffic and other safety issues;
  - c. parking
6. Any differences in appearance or scale from the surrounding area will be mitigated through setbacks, screening, landscaping or other design features;
7. The plan has adequate mitigation measures for any other identified potential adverse impact(s).

## Section 6.5 – Overlay District Design Standards

### 6.5.1 Upper Main Street Overlay District (MSO)

The Design Standards of the Upper Main are supplementary to the regulations provided in the underlying zoning districts. The standards herein are stricter or more lenient only where specifically stated and do not provide relief of other sections of the code.

- A. **Applicability.** These standards apply to all new or infill development of properties fronting Main Street, between Fifth Avenue and Sixteenth Avenue, as indicated in the City of Conway's Official Zoning Map.
- B. **Design Guidelines.** In addition to the standards provided in this overlay district, all properties within the MSO district are also required to follow the Residential/Main Street Corridor Guidelines in the City of Conway Historic Design Review Districts: Community Appearance Guidelines. [Amended 11-6-17 ZA#2017-11-06 (A)]
- C. **Reserved** [Amended 11-6-17 ZA#2017-11-06 (A)]
- D. **Parking & Driveway Standards.** [Amended 11-6-17 #ZA2017-11-06 (A)]
  - 1. Garage Locations. Garages, attached or detached shall be located to the rear of the primary structure.
  - 2. Parking Requirements. Parking requirements are determined by the underlying zoning, but shared parking is permitted between adjoining lots to provide the required parking allotment subject to the requirements stated in the Shared Parking section in *Article 7*. All shared parking agreements must be reordered at the Horry County Register of Deeds.

There shall be no parking maximums. Expansion of existing parking is permitted so long as the primary use is a permitted use as determined by the underlying zoning and the design is approved by the Community Appearance Board. Parking expansions may not cross property lines without lot combinations and common ownership.
  - 3. Driveways and Curb Cuts. A maximum of one (1) curb cut per lot is allowed along Main Street. Existing curb cuts on Main Street may be allowed to continue, but no more than one (1) new curb cuts and driveways are permitted unless shared between two lots. Corner lots must also provide access to the secondary road.
- E. **Landscaping and Buffer Requirements**
  - 1. Front Yard Buffer Requirements
    - a. The front buffer for parking Lots located in the front yard shall be ten (10') feet along corridor rights-of-way, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The buffer shall contain the following minimum ornamental plantings per one hundred (100) linear feet of frontage:
      - i. Two (2) canopy trees two and one-half (2 1/2) inches caliper minimum.
      - ii. Two (2) understory trees six (6) --eight (8) feet height minimum.
      - iii. Eighteen (18) shrubs, three (3) gallon minimum.
      - iv. The front buffer for parking Lots located in the side or rear yard shall be a minimum of eight (feet) and shall meet the requirements in *Section 9.2.3*.

2. Side Yard Buffer Requirements
  - a. Shall meet the requirements set forth in *Article 9*.
3. Rear Yard Buffer Requirements
  - a. Shall meet the requirements set forth in *Article 9*.
- F. **Building Placement on Lot.** All structures along Main Street shall be oriented towards Main Street, including corner lots. *[Amended 11-6-17 ZA#2017-11-06 (A)]*
- G. **Sidewalks.** Minimum width for sidewalks in the Main Street overlay shall be four (4) feet, or match the existing sidewalk. A minimum two (2) feet wide planting strip adjacent to Main Street between the street and the sidewalk shall be constructed, when applicable and shall be approved by the CAB. Damaged sidewalks shall be replaced.
- H. **Signage.** All signage within the MSO must meet signage standards provided in the City of Conway Historic Design Review Districts: Community Appearance Guidelines and *Article 11*, Signage of the *UDO*.
- I. **Drive-Thru Facilities.** Drive-thru facilities for financial institutions shall be permitted when approved by the CAB. *[Amended 11-6-17 #ZA2017-11-06 (A)]*

## 6.5.2 Gateway Corridor Overlay (GCO)

### A. Purpose

The GCO is established to provide standards relative to accessibility, appearance, and safety in the development of commercial, industrial, multi-family residential, and office projects that utilize highway corridors as their primary means of access. The purpose is 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 highway corridors.

### B. Applicability

The boundaries of the GCO shall be as shown on a map titled Gateway Corridor Overlay Zone which is hereby adopted and made a part of the *UDO*, and which may be amended from time to time in accordance with the procedures established in the *UDO*.

The boundaries of the GCO include all those major roadways entering the city along Highways 90, 378, 501, 501 Business, 544, 701, and 905. The GCO district shall include all properties fronting on a thoroughfare or highway designated on the overlay zone map. Properties annexed into the City of Conway shall be required to conform to the GCO regulations.

The GCO district shall extend 500 feet from the right-of way line on properties along these highways. Any property or building that has any portion within the 500-foot overlay boundary shall comply with these regulations. Construction or renovation of any buildings located beyond the 500-foot overlay boundary shall be required if visible from the corridor. Parcels zoned CC and single-family developments (less than 5 homes) are exempt from the overlay district standards.

Renovated or newly constructed commercial, industrial, multi-family residential, or office developments that are located partially or completely within the boundaries indicated above shall comply with the regulations established below. Renovation is defined as: Work that modifies or expands a structure or business where the improvements are equal to or greater than fifty percent (50%) of the properties assessed value or the value of the property as determined by an independent appraisal. *[Amended 9-20-21, ZA#2021-09-20 (E)]*

### C. Permitted Uses

All uses permitted by right or as Conditional Uses by the underlying zoning district shall be similarly permitted under the GCO.

### D. Accessory Structures Size

Accessory structures for all nonresidential uses shall not exceed twenty-five (25) percent of the area of the principal structure. Residential use of accessory structures shall be prohibited except for owner/business operators.

### E. Buildings

1. Building Massing and Modulation. The massing of building facades oriented to public streets shall incorporate modulation with horizontal breaks at least every fifty (50) feet. Massing and modulation changes could include changes in height, horizontal plane, building projections/recessions, roof form, and/or other architectural elements.

2. Building materials. The Planning Director shall insure compliance with the architectural design standards that are identified in *Section 6.3.1*.
3. Mechanical equipment. Mechanical equipment whether ground level, raised, or rooftop shall be shielded and screened from public view through the use of a parapet wall or other decorative feature. The public view includes front facades, and side and rear facades visible from public right(s)-of-way, adjacent properties, and residential uses or districts. **Rooftop vents, used for ventilation purposes, may be exempt from these requirements at the recommendation of TRC.**

F. **Access Management**

All properties within this corridor shall meet the requirements of the City of Conway's access management standards in *Section 7.2.1*.

1. Inter-parcel Access. Provide inter-parcel vehicle access points between all contiguous non-residential properties. A system of joint use driveways and cross access easements shall be used to promote connectivity in the GCO. This requirement may be waived by the TRC only if it is demonstrated that an inter-parcel connection is not feasible due to traffic safety, topographic, or environmental concerns.
2. Shared Access Points. Shared access points should be located along a common property boundary. The first thirty (30') feet of a driveway shall be paved with impervious or pervious surfaces including concrete pavers or similar materials. The TRC shall approve the paving surface of the first thirty (30') feet.
3. Where shared access or service driveways occur, an access agreement shall be required by the City of Conway. The agreement must be signed by all affected property owners and must be registered with the Horry County Register of Deeds.

G. **Connectivity**

1. Pedestrian/Bike Access. Pedestrian and bicycle access must be provided to individual developments and each establishment within the development. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.
2. Pedestrian Walkways. ~~Grade-separated~~ Pedestrian walkways, **a minimum of five (5) feet in width, must be clearly defined and** provide a direct connection from the street to the main entrance, and to abutting properties. ~~A minimum five (5') foot wide sidewalk connection shall be provided from public rights-of-way to the entrance(s) of buildings.~~
3. Trails. If a parcel is located within five hundred (500) feet of a proposed ~~greenway~~ **pathway**/bike trail, a minimum eight (8') feet wide trail connection shall be provided.
4. Sidewalks. Sidewalks shall be installed on all public streets the parcel(s) abuts or match existing sidewalk. Sidewalks shall meet the design requirements in *Article 7*.
5. Bicycle Lanes. Bicycle lanes shall meet the street design requirements in *Article 7*.

H. **Utilities**

All new utility lines (electric, telephone, CATV, etc.) shall be placed underground. All junction and access boxes shall be screened with sufficient vegetation so as to completely obscure it from view. All utility pad features and meters should be shown on the development site plan.

I. **Landscaping and Buffer Requirements**

1. **Non-Residential Front Buffers.**

a. Parking Lots up to 30,000 square feet: The front buffer for commercial and office establishments shall be ten (10') feet along corridor rights-of-way, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The buffer shall contain the following minimum ornamental plantings per one hundred (100) linear feet of frontage:

- i. Two (2) canopy trees two and one-half (2 1/2) inches caliper minimum.
- ii. Two (2) understory trees six (6) --eight (8) feet height minimum.
- iii. Eighteen (18) shrubs, three (3) gallon minimum.

b. Parking Lots over 30,000 square feet: The front buffer for non-residential establishments shall be fifteen (15') feet along corridor rights-of-way, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The buffer shall contain the following minimum ornamental plantings per one hundred (100) linear feet of frontage:

- i. Three (3) canopy trees two and one-half (2 1/2) inches caliper minimum.
- ii. Three (3) understory trees six (6) – eight (8) feet height minimum.
- iii. Twenty (20) shrubs, three (3) gallon minimum.

2. **Non-Residential Side and Rear Buffers.** Side and rear buffers shall meet the requirements set forth in Article 9.

3. **Residential Front Buffers.** A fifty (50') feet buffer shall be provided along the frontage of any new single-family residential development (over five new units) or multi-family development across the street from any use or zoning other than single-family residential. The fifty (50) feet front buffer shall contain the following minimum planting per one hundred (100) linear feet when existing vegetation is not sufficient:

- a. Eight (8) canopy trees two and one-half (2 1/2) inches caliper minimum.
- b. Twelve (12) understory trees six (6) – eight (8) feet minimum.
- c. Fifty (50) shrubs, three (3) gallon minimum.

4. **Residential Side and Rear Buffers.** **Side and rear buffers shall meet the requirements set forth in Article 9.** ~~For new single-family residential (over five units) or multi-family developments, a twenty five (25) foot vegetative buffer shall be constructed on residentially zoned or used parcels along the edge of any such parcel that abuts a parcel either zoned for or dedicated to a commercial, office or multifamily use.~~

5. **Required Screening for Loading Zones.** Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private rights-of-way, or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of solid fencing or appropriate landscaping.

6. **Dumpster screens.** Garbage dumpsters shall be screened and buffered with an eight (8) foot high opaque fence or walls on four (4) sides. Dumpster screens shall be reviewed by the TRC.

7. Fencing materials. Chain linked fencing (with and without barbed wire) in the GCO shall be prohibited.
- J. Site Design and Parking
1. Up to twenty-five percent (25%) of the required parking spaces for any development may be reduced in total area, width, or depth for designated compact vehicle parking. Each compact vehicle parking space shall not be less than eight-feet (8') in width and seventeen-feet (17') in depth.
- K. Height Requirements
1. Building height shall be limited to fifty (50) feet above base floor elevations, with the following exception: Parcels zoned Highway Commercial in the GCO along Highway 501 between Lake Busbee and Carolina Forest Blvd. shall be limited to sixty-five (65) feet above base floor elevations. *(Ordinance pending to increase to 65' for multifamily development zoned R3)*
- L. Signs
- Off premise signs, portable signs, and temporary signs shall be prohibited within the GCO corridor. Monument and freestanding post signs are the only freestanding signs allowed in the GCO. Signs in the GCO shall be as permitted in *Article 11* of this Unified Development Ordinance, except that compliance with the following regulations shall be required.
1. Materials. All signs shall be compatible with the architectural design of associated building, including colors and materials.
  2. Setback. All monument and freestanding post signs shall meet the setback requirements in *Section 11.1.7*.
  3. Size.
    - a. Monument Signs: The maximum sign face area shall be sixty (60) square feet for a single-tenant. The maximum sign face area shall be eighty (80) square feet for multi-tenants (more than three) except in Shopping Centers as referenced in *Section 11.4.17*. *[amended 8-15-16 ZA3201508-15(A)]*
    - b. Freestanding Post Signs: The maximum sign face area shall be sixty (60) square feet for a single-tenant. The maximum sign face area shall be eighty (80) square feet for multi-tenants (more than three) except in Shopping Centers as referenced in *Section 11.4.17*. *[amended 8-15-16 ZA3201508-15(A)]*
  4. Height.
    - a. Monument Signs: The maximum sign height shall be ten (10) feet for a single-tenant. The maximum sign height shall be ten (10) feet for multi-tenants (more than three).
    - b. Freestanding Post Signs: The maximum sign height shall be sixteen (16) feet for a single-tenant. The maximum sign height shall be twenty (20) feet for multi-tenants (more than three businesses).
  5. Location. A property that contains more than one road frontage shall be permitted an additional monument sign. This additional monument sign shall not front the gateway corridor and shall meet the requirements in *Section 11.4.6*.
  6. Incentive. For any monument sign request, ~~the TRC~~ **the Zoning Administrator and/or TRC** can consider reducing the street yard and sign landscaping requirements.

### 6.5.3 Village Corridor Overlay Zone (VCO)

A. **Purpose**

The VCO is established to provide standards to promote compact, pedestrian-scale development with residential, neighborhood commercial, professional, and office uses. The overlay 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.

B. **Applicability**

The boundaries of the VCO shall be as shown on a map titled Village Corridor Overlay Zone which is hereby adopted and made a part of the *UDO*, and which may be amended from time to time in accordance with the procedures established in the *UDO*.

The VCO shall only include El Bethel Road, Cultra Road, Mill Pond Road, and Sixteenth Avenue between Main Street and Church Street (Highway 501). The VCO shall include all properties fronting on these roads designated on the overlay zone map. Properties annexed into the City of Conway shall be required to conform to the VCO regulations.

The VCO zone shall extend 250 feet from the right-of-way line for properties along these streets. Any property or building that has any portion within the 250-foot overlay boundary shall comply with these regulations. Construction or renovation of any buildings located beyond the 250-foot overlay boundary shall be required if visible from the corridor. Single-family developments (less than 5 homes) are exempt from the VCO standards.

Renovated or newly constructed commercial, multi-family residential, or office developments that are located partially or completely within the boundaries indicated above shall comply with the regulations established below. Renovation is defined as: Work that modifies or expands a structure or business where the improvements are equal to or greater than fifty percent (50%) of the properties assessed value or the value of the property as determined by an independent appraisal.

C. **Permitted Uses**

All uses permitted by right or as Conditional Uses by the underlying zoning district shall be similarly permitted under the VCO.

D. ~~**Accessory Structures Size**~~

~~Accessory structures for all nonresidential uses shall not exceed twenty five (25) percent of the area of the principal structure. Residential use of accessory structures shall be prohibited except for owner/business operators.~~

E. **Buildings**

1. **Building Massing and Modulation**. The massing of building facades oriented to public streets shall incorporate modulation with horizontal breaks at least every fifty (50) feet. Massing and modulation changes could include changes in height, horizontal plane, building projections/recessions, roof form, and/or other architectural elements.
2. **Building materials**. The Planning Director **(or their designee)** shall insure compliance with the architectural design standards that are identified in *Section 6.3.1*.
3. **Mechanical equipment**. Mechanical equipment whether ground level, raised, or rooftop shall be shielded and screened from public view through the use of a parapet



wall or other decorative feature. The public view includes front facades, and side and rear facades visible from public right(s)-of-way, adjacent properties, and residential uses or districts.

F. **Access Management**

All properties within this corridor shall meet the requirements of the City of Conway's access management standards in *Section 7.2.1*.

1. **Inter-parcel Access**. Provide inter-parcel vehicle access points between all contiguous non-residential properties. A system of joint use driveways and cross access easements shall be used to promote connectivity in the VCO. This requirement may be waived by the Planning Director only if it is demonstrated that an inter-parcel connection is not feasible due to traffic safety, topographic, or environmental concerns.
2. **Shared Access Points**. Shared access points should be located along a common property boundary. The first thirty (30') feet of a driveway shall be paved with impervious or pervious surfaces including concrete pavers or similar materials. The CAB shall approve the paving surface of the first thirty (30') feet.
3. Where shared access or service driveways occur, an access agreement shall be required by the City of Conway. The agreement must be signed by all affected property owners and must be registered with the Horry County Register of Deeds.

G. **Connectivity**

1. **Pedestrian/Bike Access**. Pedestrian and bicycle access must be provided to individual developments and each establishment within the development. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.
2. **Pedestrian Walkways**. ~~Grade-separated~~ Pedestrian walkways, **a minimum of five (5) feet in width, must be clearly defined and** provide a direct connection from the street to the main entrance, and to abutting properties. ~~A minimum five (5') feet wide sidewalk connection shall be provided from public rights-of-way to the entrance(s) of buildings.~~
3. **Trails**. If a parcel is located within five hundred (500') feet of a proposed ~~greenway~~ **pathway**/bike trail, a minimum eight (8') feet wide trail connection shall be provided.
4. **Sidewalks**. Sidewalks shall be installed on all public streets the parcel(s) abuts or match existing sidewalk.
5. **Bicycle Lanes**. Bicycle lanes shall meet the street design requirements in Section 7.1.4.

H. **Utilities**

All new utility lines (electric, telephone, CATV, etc.) shall be placed underground. All junction and access boxes shall be screened with sufficient vegetation so as to completely obscure it from view. All utility pad features and meters should be shown on the development site plan.

I. **Landscaping and Buffer Requirements**

1. **Non-Residential Front Buffers**.
  - a. Parking Lots up to 30,000 square feet: The front buffer for commercial and office establishments shall be ten (10') feet along corridor rights-of-way, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The

buffer shall contain the following minimum ornamental plantings per one hundred (100) linear feet of frontage:

- i. Two (2) canopy trees two and one-half (2 1/2) inches caliper minimum.
    - ii. Two (2) understory trees six (6) – eight (8) feet height minimum.
    - iii. Eighteen (18) shrubs, three (3) gallon minimum.
  - b. Parking Lots over 30,000 square feet: The front buffer for non-residential establishments shall be fifteen (15') feet along corridor rights-of-way, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The buffer shall contain the following minimum ornamental plantings per one hundred (100) linear feet of frontage:
    - i. Three (3) canopy trees two and one-half (2 1/2) inches caliper minimum.
    - ii. Three (3) understory trees six (6) --eight (8) feet height minimum.
    - iii. Twenty (20) shrubs, three (3) gallon minimum.
2. Non-Residential Side and Rear Buffers. Side and rear buffers shall meet the requirements set forth in Article 9.
3. Residential Front Buffers. A fifty (50') feet buffer shall be provided along the frontage of any new single-family residential development (over five new units) or multi-family development across the street from any use or zoning other than single-family residential. The fifty (50) feet front buffer shall contain the following minimum planting per one hundred (100) linear feet when existing vegetation is not sufficient:
  - a. Eight (8) canopy trees two and one-half (2 1/2) inches caliper minimum.
  - b. Twelve (12) understory trees six (6) – eight (8) feet minimum.
  - c. Fifty (50) shrubs, three (3) gallon minimum.
4. Residential Side and Rear Buffers. **Side and rear buffers shall meet the requirements set forth in Article 9.** ~~For new single family residential (over five units) or multi family developments, a twenty five (25) foot vegetative buffer shall be constructed on residentially zoned or used parcels along the edge of any such parcel that abuts a parcel either zoned for or dedicated to a commercial, office or multifamily use.~~
5. Required Screening for Loading Zones. Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private rights-of-way, or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of solid fencing or appropriate landscaping.
6. Dumpster screens. Garbage dumpsters shall be screened and buffered with an eight (8) foot high opaque fence or walls on four (4) sides. Dumpster screens shall be reviewed by the TRC. ~~and~~ **CAB review required if located within a HDRD.**
7. Fencing materials. Chain linked fencing (with and without barbed wire) in the VCO shall be prohibited.

J. **Site Design and Parking**

1. Up to twenty-five percent (25%) of the required parking spaces for any development may be reduced in total area, width, or depth for designated compact vehicle parking. Each compact vehicle parking space shall not be less than eight-feet (8') in width and seventeen-feet (17') in depth.

K. **Height Requirements**

1. Building height shall be limited to forty (40) feet above base floor elevations.

L. **Signs**

Monument and freestanding post signs are the only freestanding signs allowed in the VCO. Signs in the VCO shall be as permitted in *Article 11* of this Unified Development Ordinance, except that compliance with the following regulations shall be required.

1. **Materials**. All signs shall be compatible with the architectural design of associated building, including colors and materials.
2. **Setback**. All monument and freestanding post signs shall meet the setback requirements in *Section 11.1.7*.
3. **Size**. The maximum sign face area shall be twenty-four (24) square feet for a single-tenant. The maximum sign face area shall be forty (40) square feet for multi-tenants (more than three).
4. **Height**. The maximum sign height shall be eight (8) feet for a single-tenant. The maximum sign height shall be eight (8) feet for multi-tenants (more than three).
5. **Location**. A property that has more than one road frontage shall be permitted an additional monument sign. This additional sign shall not front the village corridor and shall meet the requirements in *Section 11.4.6*.

## Section 6.6 – General Design Standards

### 6.6.1 Outdoor Lighting

- A. Nonresidential and multifamily buildings and projects, including outparcels, shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or should be designed to blend into the surrounding landscape. Lighting design and installation shall ensure that lighting accomplishes on-site lighting needs without intrusion on adjoining properties.
- B. **Applicability**  
The requirements of this section shall apply to all nonresidential or multifamily development, as well as all residential subdivision development.
- C. **Exempt**
1. The following activities are exempt from the requirements of this Section.
    - a. Outdoor lights used for a temporary event are permitted through a Temporary Use Permit.
    - b. Outdoor lights used exclusively for recreational activities, concerts, plays or other outdoor events that are open to the public, provided that the event or function meets all other applicable requirements in this UDC. Such lighting shall be located at least 50 feet from any adjoining residential district or use.
  2. Outdoor lighting exempt from the Section shall only be illuminated while the activity takes place and during high traffic periods immediately before and after the event.
- D. **Lighting Plan**  
A site lighting plan shall be required as part of the application review for all areas proposed for illumination that exceeds 40,000 square feet in area. Projects with multiple areas proposed to be illuminated (such as separate parking lots) shall submit a site lighting plan if the sum of the multiple areas exceeds 40,000 square feet.
- E. **Site Lighting Design Requirements**  
Lighting shall be used to provide safety while accenting key architectural elements and to emphasize landscape features. Light fixtures shall be designed as an integral design element that complements the design of the project. This can be accomplished through style, material or color. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:
1. Fixture (Luminaire)
    - a. The light source shall be completely concealed behind an opaque surface and recessed within an opaque housing and shall not be visible from any street right-of-way or adjoining properties. Overhead lighting fixtures shall be designed to prevent light from emitting upwards towards the sky.
    - b. Under canopy lighting fixtures should be completely recessed within the canopy.

2. Fixture Height
  - a. Lighting fixtures shall be a maximum of forty (40') feet in height within the parking lot and shall be a maximum of fifteen (15') feet in height within non-vehicular pedestrian areas. All light fixtures located within fifty (50') feet of any residential use or residential property boundary shall not exceed fifteen (15') feet in height.
  - b. The Planning Director (or their designee) may allow fixtures above this height to provide internal lighting for stadiums, arenas, and similar facilities.
3. Light Source (Lamp)
  - a. Incandescent, florescent, metal halide, or color corrected high-pressure sodium are preferred. The Planning Director (or their designee) shall have the authority to approve other lamp types (including light emitting diodes (LEDs) and fiber optics) provided the color emitted is similar to the preferred types. Non-color corrected high pressure sodium lamps are prohibited.
  - b. The same light source type must be used for the same or similar types of lighting on any one site throughout any development.
4. Mounting. Fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site.
5. Limit Lighting to Periods of Activity. The use of sensor technologies, timers or other means to activate lighting during times when it will be needed may be required by the Planning Director to conserve energy, provide safety, and promote compatibility between different land uses.

F. Illumination Levels

1. All site lighting shall be designed so that the level of illumination as measured in foot-candles (fc) at any one point meets the standards in *Table 6.4* with minimum and maximum levels measured on the pavement within the lighted area and average level (the overall generalized ambient light level), measured as a not-to-exceed value calculated using only the area of the site intended to receive illumination.
2. The maximum level of illumination at the outer perimeter of the site or project shall be 0.5 foot-candles when abutting a residential zoning district and 5.0 foot-candles when abutting all other districts and/ or streets.

**Table 6.4: Light Levels for Different Types of Lighting**

<b>Light Levels (Foot Candles)</b>			
<b>Type of Lighting</b>	<b>Minimum</b>	<b>Average</b>	<b>Maximum</b>
Architectural Lighting	0.0	1.0	5.0
Canopy Area Lighting	2.0	10.0	15.0
Multifamily Parking Lot	0.2	1.0	8.0
Nonresidential and Multifamily Entrances	1.0	5.0	15.0
Nonresidential Parking Lot	0.2	1.5	10.0
Storage Area (security lighting)	0.2	1.0	10.0
Vehicle Sales and Display	2.0	3.0	15.0
Walkways, Landscape or Decorative Lighting	0.2	0.8	5.0

G. Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other property is prohibited. Lighting unnecessarily illuminates another lot if it exceeds the requirements of this Section.
2. All outdoor lighting shall be designed and located such that the maximum illumination measured in footcandles at the property line does not exceed 0.2 on neighboring residential uses, and 0.5 on neighboring commercial sites and public rights-of-way.
3. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.
4. Fixtures used to accent architectural features, landscaping or art shall be located, aimed or shielded to minimize light spill into the night sky.

## 6.6.2 Mechanical Equipment, Dumpster, Recycling, and Trash Handling

### A. Applicability

This section shall apply to all residential and non-residential development, light industrial, and heavy industrial use. This includes any outdoor type of trash container or recycling container that is larger than the 95-gallon roll-out carts used by the City of Conway for weekly domestic pickup except in the case where a site uses more than one 95-gallon trash container.

### B. Location

All mechanical equipment (including **HVAC** units, **generators**, and other mechanical equipment) and trash handling facilities shall be located on the same lot as the use served unless shared facilities are approved. The location of all utilities and trash handling facilities shall be in the rear or side yards. No such facilities shall be located in ~~the required street yard~~ **any yard adjacent to a public street.**

### C. Screening

1. All ground level mechanical equipment (including **HVAC** units, **generators**, and other mechanical equipment) and trash-handling facilities shall be completely screened from the public right-of-way and adjacent properties ~~landscaping pursuant to Section 9.3.~~ Mechanical equipment on rooftops shall be screened from the view of the public street. **This requirement is not applicable to vents located on roof's used in conjunction with required ventilation systems, subject to approval by TRC.**
2. **Appropriate screening includes:** A wall ~~OR solid~~ **opaque** wood fence **(excluding chain-link), a minimum of six (6) feet in height, and constructed of materials approved by TRC.** ~~evergreen hedge, earth berm, or any combination thereof may be provided to obscure such facilities pursuant to Section 9.4.1; however, when the service side of the particular facility faces any property line, a minimum six (6) foot wall or solid wood fence with gates or doors shall be provided.~~ **Shrubs, earth berm, and/or understory trees may be required in conjunction with a fence/wall to further obscure such facilities.**
3. Landscaping of the entire service area shall be installed in accordance with the landscape buffer requirements listed in *Section 9.3.*
4. **Single-family residential developments are exempt from these screening requirements.**
5. **If the property is located in an overlay, the overlay requirements shall apply.**

### D. Access

1. All required trash handling facilities shall be designed with appropriate means of access to a street or alley in a manner that will least interfere with traffic movement, and will most facilitate the service of the facilities, **subject to review by the Sanitation Department.**

### E. Utilization

1. Space allocated to any trash handling facilities shall not be used to satisfy the space requirements for off-street parking or loading facilities, nor shall any parking or loading spaces be used to satisfy the space requirements for any trash handling facility.

### F. Performance

1. All trash handling facilities shall be designed to prevent wind-blown debris from leaving the site.

2. All food-related businesses shall provide water quality treatment in conformance with applicable standards and design guidelines for runoff from trash handling facilities.
- G. Additional Requirements
1. The Technical Review Committee may impose additional requirements as necessary to protect public health and safety.



**DATE: APRIL 17, 2023**

**ITEM: VI.E.**

**ISSUE:**

Discussion of a proposed amendment to *Article 2 – Definitions*, *Article 4 – Use Tables*, and *Article 5 – Specific Use Regulations*, of the City of Conway *Unified Development Ordinance (UDO)*, regarding armories and shooting ranges in the HC, HI and LI zoning districts.

**BACKGROUND:**

Currently there is no provision for the lawful permitting of shooting ranges within any zoning district in the City of Conway.

Recently, the city annexed PIN 381-01-04-0022 into the city limits as Highway Commercial (HC). This 2.45-acre parcel contains “The Gun Store”, a firearms retail sales business with an indoor shooting range facility. Prior to annexation, the property was zoned Horry County “Indoor Amusement Commercial” (AM1), which permits indoor shooting ranges. Upon annexation, the use on the subject parcel became a “legal nonconforming” use. In addition to the UDO not defining or addressing shooting ranges, the property owner has expressed concerns that annexing will prohibit future expansion of his business, if he chooses. The site is large enough to consider expansion or addition of buildings to the property.

A 2017 report from the Pew Research Center found that; Nationwide, 30% of Americans own guns and 11% don’t personally own a gun but live with someone who does. However, 52% of those who do not own guns could see themselves owning one at a point in the future. The demographics in this region may differ as; 46% of those who live in rural areas are gun owners while 28% of those in suburbs and 19% of those in urban areas own guns. The City of Conway contains all three of these characteristics.

With 41% of Americans currently having access to a firearm and potentially an additional 35% acquiring guns in the near future, The City of Conway recognizes the benefit of and potential demand for specialized facilities designed to both instruct and develop proficiency in the safe handling of firearms.

While such indoor facilities may be appropriate within industrial areas, except for those facilities solely for the training of law enforcement, the incorporated area does not seem to be a suitable setting for outdoor shooting ranges. This amendment proposes to allow indoor shooting ranges, with conditions in three (3) districts: Highway Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI).

In addition to providing provisions for the use of indoor shooting ranges, staff also proposes to define uses associated with shooting ranges and armories in *Article 2 – Definitions*, of the UDO.

**RECOMMENDATION:**

Staff recommends discussion on the proposed amendment(s) and guidance on how to proceed.

## Section 2.2 Definitions

Armory: A building / structure where firearms and ammunition are stored, maintained, and/or repaired by and for the express use of law enforcement and/or the U.S. Armed Forces.

Shooting Ranges and Facilities: Commercial or public facilities designed and specifically designated for training, safe shooting practice and competition with firearms, whether open to the public, private membership, organizational training (i.e. law enforcement), or any combination thereof.

## Section 4.2 Use Tables *(to be inserted upon First Reading of ordinance)*

### Section 5.1.35 Indoor and Outdoor Shooting Ranges

- A. Indoor shooting ranges shall be permitted in the HC, LI, and HI zoning districts as an accessory use to a retail establishment specializing in the sale of firearms. Shooting ranges shall not be permitted as a standalone use in any zoning district. The following conditions shall apply:
1. Structures containing indoor shooting facilities shall be located in the rear of the property, and shall not occupy storefronts.
  2. Parcels containing such use shall not be less than two acres in size, and shall meet a minimum lot depth of two-hundred (200) feet.
  3. Setback Requirements. Structures and/or portions of structures containing such use shall meet the minimum setbacks and apply only to the structure(s) which contain the indoor shooting range:
    - a. A minimum of 50-ft from all property lines;
    - b. A minimum of 100-ft from parcels containing existing residential structures and/or parcels zoned for a residential use.
  4. Noise Ordinance. Structures shall provide noise cancelling methods/materials so as not to violate the noise ordinance regulations (City of Conway Code of Ordinances Sec. 9-1-21)
  5. Structures containing such use facilities and associated ventilation/HVAC systems shall be constructed/installed in a manner to contain all projectiles (bullets, shots, arrows, etc.) and other debris within the confines of the range.
  6. Hours of Operation (shooting facility). The hours of operation shall be limited to 8 a.m. to 9 p.m. Hours of operation shall be posted in a conspicuous place.
  7. Landscaping. Additional landscaping, in addition to what is required in Article 9, may be required by the TRC to ensure proper screening and buffering is provided to adjacent properties.
  8. Curb cut access shall be provided from an arterial street only.
  9. Additional requirements and conditions:
    - a. Facilities shall have a designated range master/officer or masters and must be present whenever the facility is open for shooting range activities.
    - b. The sale of or consumption of alcohol shall be prohibited.

- c. The provisions contained herein shall be conspicuously posted throughout the facility.
  - d. Violations of this ordinance shall constitute a misdemeanor offense and may result in a revocation of zoning approval and/or business license for the shooting range facility.
- B. Outdoor shooting ranges shall not be permitted in any zoning district except within parcels 15-acres or greater, and only as an accessory to police training facilities for the City of Conway.

## Article 4. Use Tables

### 4.2 Use Tables

I. HIGHWAY COMMERCIAL	SPECIFIC USES	R	RA	RR	R1	R2	R3	R4	P	NC	HC	MU <sup>2</sup>	CC	CBD	WRD <sup>5</sup>	IN	LI	HI	FA	CP	Applicable Standards	
Restricted Uses	Adult-Oriented Establishment																C	C			5.1.1	
	Armory										P						C	C			5.1.18	
	Bail Bonds Establishment																C	C			5.1.2	
	Body Piercing Shop								C	C	C	C	C			C	C	C			5.1.24	
	Drive-in Movie Theater										C											
	Flea Market										C											5.1.11
	Manufactured and Modular Home Sales																C	C				5.4.1, 5.1.18
	Mobile Vending	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	5.1.16
	Pawn Shop											P						C	C			5.1.18
	Portable Storage Unit	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	5.2.7
	Private Club											C						P				
	Mini Storage Unit (Mini Storage Warehouse)											C						C	C			5.1.18, 5.1.29
	Sporting Goods										P	P	C	P	P	P		P	P			
	Shooting Range Facilities (Indoor)											C						C	C			5.1.35
	Tattoo Parlor																	C	C			5.1.24
	Veterinarian/Animal Clinic											C						C	C			5.1.18, 5.1.28

**DATE: APRIL 17, 2023**

**ITEM: IV.F.**

**ISSUE:**

Discussion of a request by G3 Engineering, agent for various property owners, to annex nine (9) parcels, consisting of approximately 1,689 acres property, located on or near the corner of Hwy 701 South and Pitch Landing Road (PIN #'s 380-00-00-0038, 403-00-00-0001, 403-00-00-0002, 381-00-00-0003, 381-08-01-0006, 381-08-04-0009, 381-08-04-0010, 381-08-04-0013, and 381-08-04-0014), and rezone from the Horry County Commercial Forest Agriculture (CFA), Community Retail Services (RE2) and Highway Commercial (HC) districts to the City of Conway Highway Commercial (HC) and Planned Development (PD) districts.

**BACKGROUND:**

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

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

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

- 1) Application submitted on behalf of White Oak Forest, LLC
  - PIN: 381-00-00-0003 (12.68 acres) | Currently zoned Horry County Highway Commercial (HC)  
*\*This parcel is directly adjacent to The Gun Store*
- 2) Application submitted on behalf of DDG Investments, LLC
  - PIN 381-08-01-0006 (3.26 acres) | Currently zoned Horry Co. Community Retail Services (RE2)
  - PIN 381-08-04-0013 (0.5 acres) | Currently zoned Horry Co. Community Retail Services (RE2)
  - PIN 381-08-04-0014 (1.05 acres) | Currently zoned Horry Co. Community Retail Services (RE2)
- 3) Application submitted on behalf of Seacoast Investments, Inc.
  - PIN 381-08-04-0009 (4.0 acres) | Currently zoned Horry Co. Commercial Forest Agriculture (CFA)
  - PIN 381-08-04-0010 (0.3 acres) | Currently zoned Horry Co. Commercial Forest Agriculture (CFA)
- 4) Application submitted on behalf of Landbank Fund XIV

- PIN 380-00-00-0038 (15.23 acres) | Currently zoned Horry Co. Commercial Forest Agriculture (CFA)
- PIN 403-00-00-0001 (15.28 acres) | Currently zoned Horry Co. Commercial Forest Agriculture (CFA)
- PIN 403-00-00-0002 (1,636.67 acres) | Currently zoned Horry Co. Commercial Forest Agriculture (CFA)

Total Combined Acreage (All tracts): 1,688.97 acres

The current proposal for the Warden Tracts (consisting of a combined total of 1,667.18 acres) is to annex and rezone to a Planned Development District. It will include single-family, multifamily and highway commercial uses. Out of the total acreage, approx. 507 acres of the tract is located within the AE flood zone. Per an ACOE preliminary jurisdictional determination (PJD) letter dated January 6, 2021, the property contains 714.3 acres of wetlands. The wetlands and the flood zone overlap in some areas (as seen on the preliminary site plan for the project).

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

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

The Technical Review Committee recently met to discuss this project. Below are their concerns with an annexation of this size:

- **Sanitation:** for every 700 homes, 2 garbage trucks are required (one for trash and one for recycling). While that would be a one-time cost for every 700 homes, the staff and misc. equipment that would be necessary would be a reoccurring expense. Additionally, existing developments that are outside the utility service area are not paying their stormwater and sanitation fees. They do not receive a water bill each month and these fees are billed separately, but they are not being paid. Unless a solution is reached, this will continue to be a problem for other projects that are yet to be developed, also outside the city’s utility service area.
- **Police:** would not recommend annexation until SCDOT and the US Government perform major upgrades to US Hwy 701 to include widening, signalized access, as well as turning and accel/decel lanes. The sheer size of the project will necessitate the need to create a new patrol sector. That would require 4 new patrol officers, a detective, and a supervisor to manage it. Spatially, it equates to moving all of the downtown area to the edge of the city limits. Gradual expansion outward allows resources to keep up with pace.
- **Fire:** the main concern is ensuring that each development within the overall tract complies with applicable Fire Codes. The County Fire Station is within the range necessary to maintain current ISO ratings.

- **Public Works:** stormwater and flooding concerns. If adjacent county parcels begin to experience flooding, the county will blame the city. The City does not address compensatory storage, and the applicants would like to use compensatory stormwater storage to address stormwater runoff.
- **Public Utilities:** this project would not be serviced by City utilities.
- **Building / Flood:** the only concern would be if homes were proposed to be built in the flood zone.
- **Planning:** staff recognizes that the property is likely to be developed whether it's built in the City or the County. Staff is concerned with urban sprawl and any construction within the flood zones. Initially, the intent was to build several hundred homes in the flood zone; something that was not supported by staff. Staff recognizes that building in a flood zone is permitted, if the homes are elevated in accordance with the Flood Damage Prevention Ordinance. However, with a project of this size, staff is concerned about the impacts to adjacent properties that are also within a flood zone, given that Sedgefield and Pecan Grove, located in close proximity to this property, experienced flooding from Hurricane Florence. The current conceptual plan (received on 2/9/2023) submitted by the applicant has removed any homes from the flood zones and wetlands; however, the plan is conceptual only, and they have recently stated that the plan may change that would propose commercial and multifamily development within the flood zone. We have tried to push them towards developing the property as a conservation subdivision, and while they seem receptive to the idea of utilizing some portions of the conservation subdivision design, they were not as receptive to utilizing the most important requirement of the conservation subdivision ordinance, to put all the wetlands and flood zones in a land trust or conservation easement in perpetuity.

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

**CITY OF CONWAY COMPREHENSIVE PLAN:**

This property is not yet identified on the City's Future Land Use Map of the Comprehensive Plan.

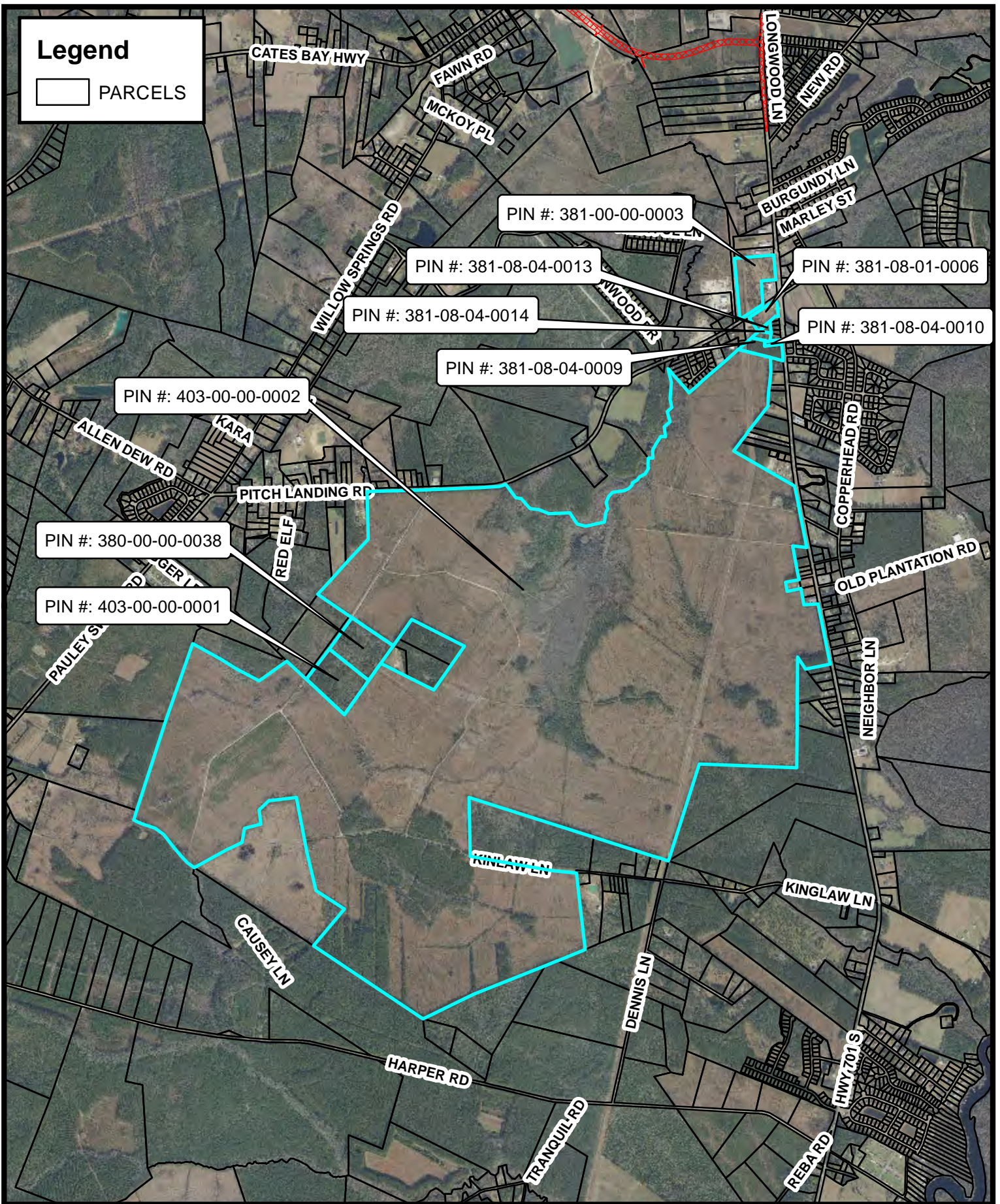
**NEXT STEPS AND DATES/ESTIMATES:**

May 4, 2023 Planning Commission holds public hearing on the requests

May 5, 2023 If PC provides a recommendation, staff will forward the recommendation to the City Clerk for inclusion on next available Council meeting agenda for First Reading; tentatively May 15, 2023.

**ATTACHMENTS:**

Applications; GIS Map (overall map); PD Master Plan (conceptual); PD Narrative



**Legend**

▭ PARCELS

PIN #: 381-00-00-0003

PIN #: 381-08-04-0013

PIN #: 381-08-01-0006

PIN #: 381-08-04-0014

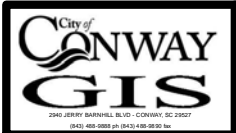
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PIN #: 381-08-04-0009

PIN #: 403-00-00-0002

PIN #: 380-00-00-0038

PIN #: 403-00-00-0001



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.



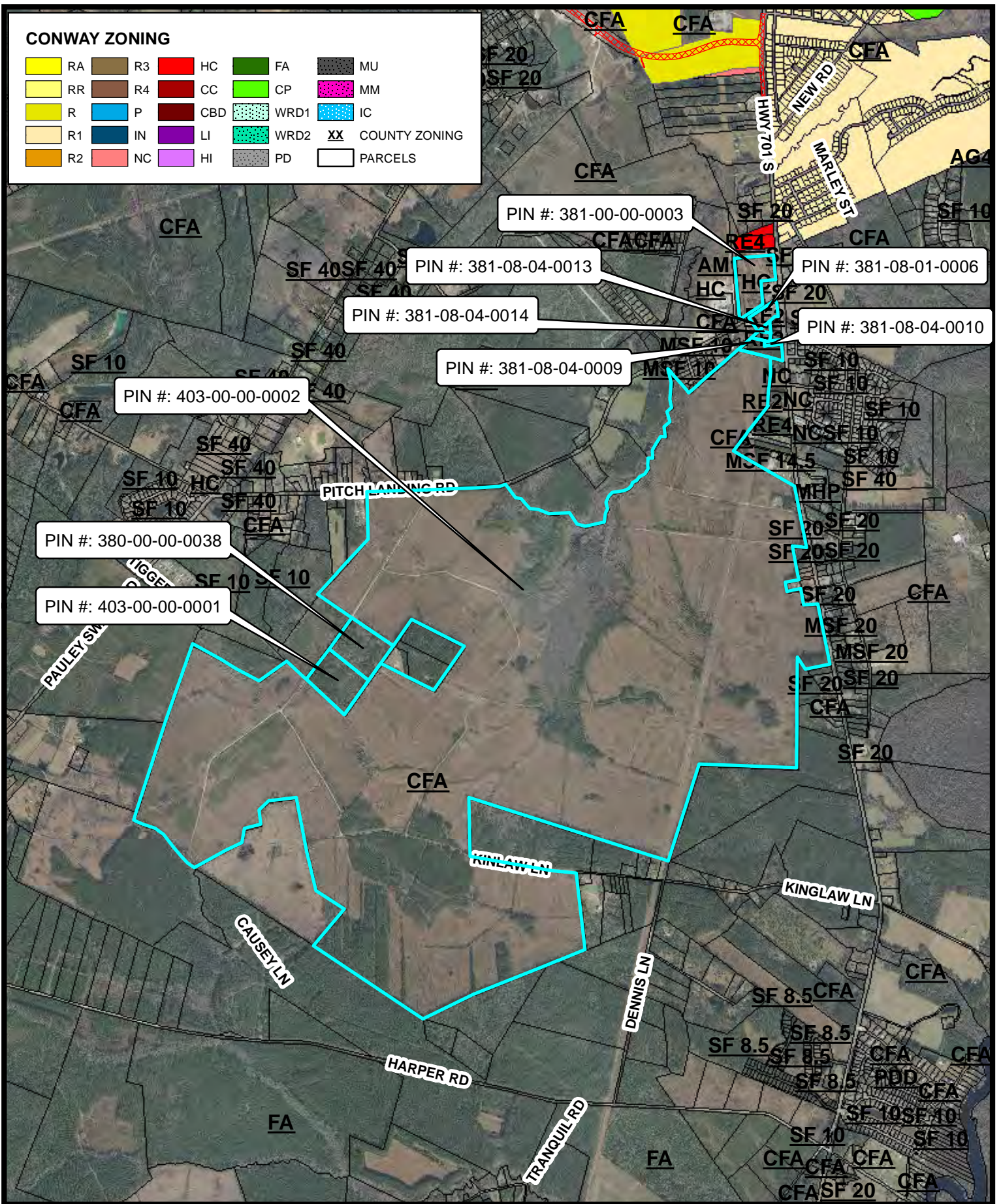
SEVERAL PARCELS  
WARDEN TRACT PROPERTIES





**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



PIN #: 381-00-00-0003

PIN #: 381-08-04-0013

PIN #: 381-08-01-0006

PIN #: 381-08-04-0014

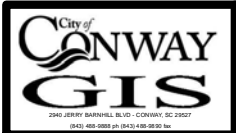
PIN #: 381-08-04-0010

PIN #: 381-08-04-0009

PIN #: 403-00-00-0002

PIN #: 380-00-00-0038

PIN #: 403-00-00-0001




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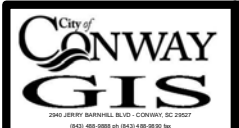
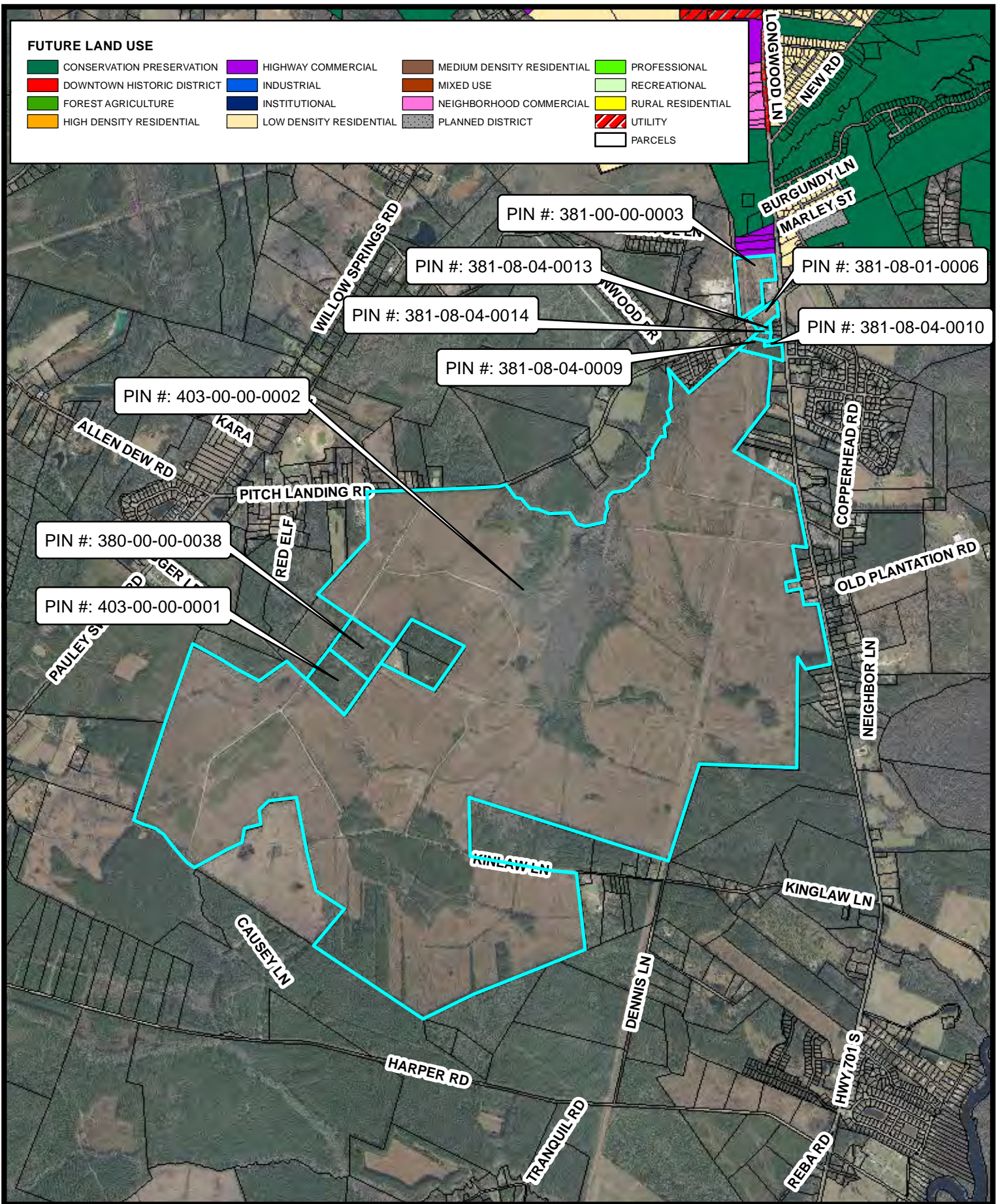


SEVERAL PARCELS  
WARDEN TRACT PROPERTIES



**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           |








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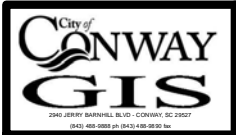
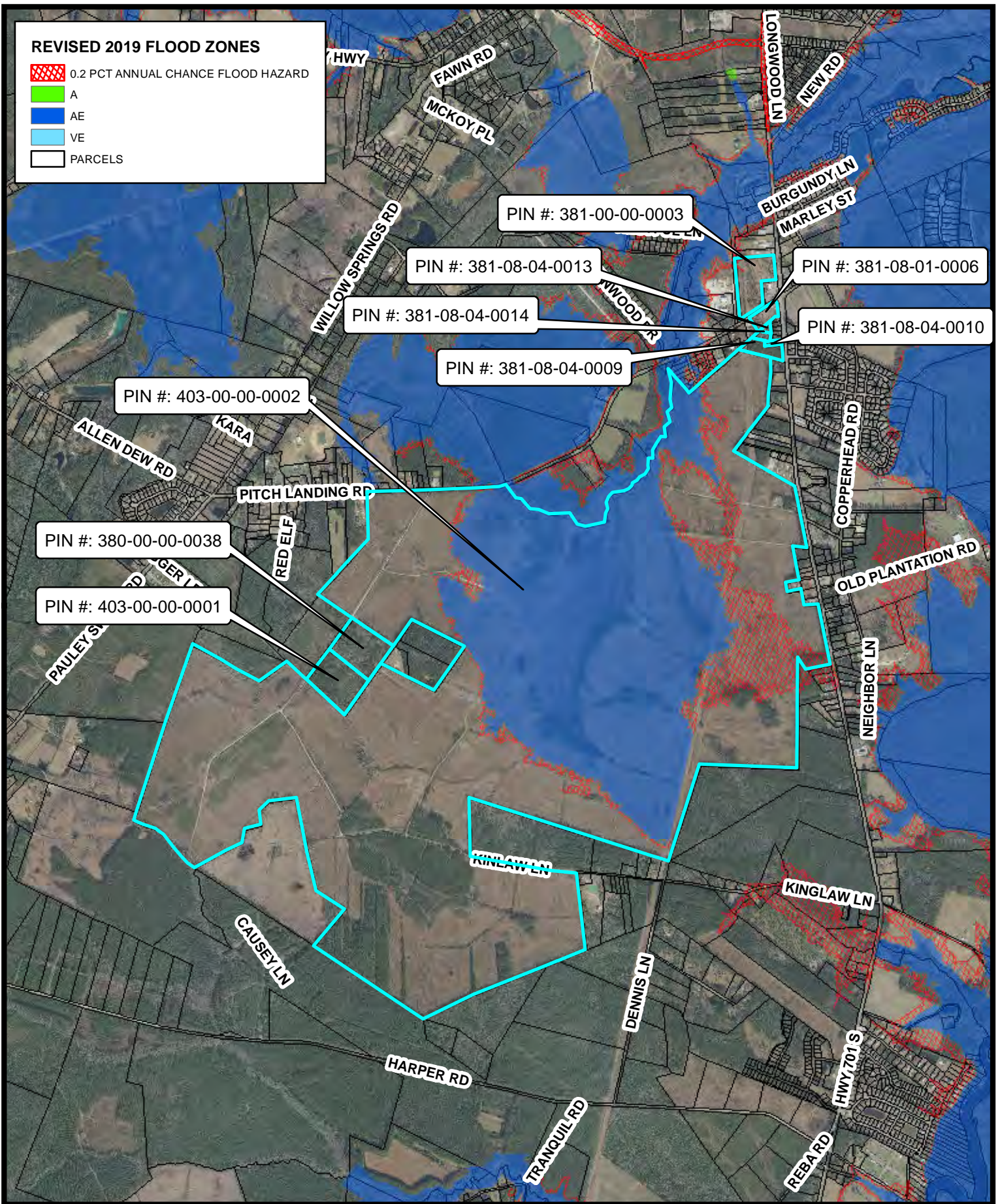


SEVERAL PARCELS  
WARDEN TRACT PROPERTIES



**REVISED 2019 FLOOD ZONES**

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

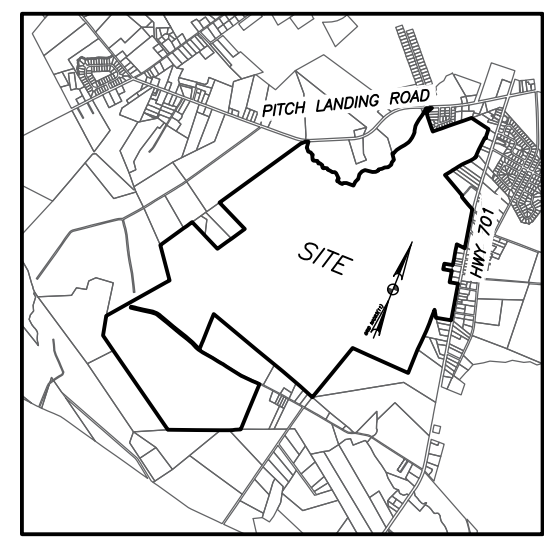


Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



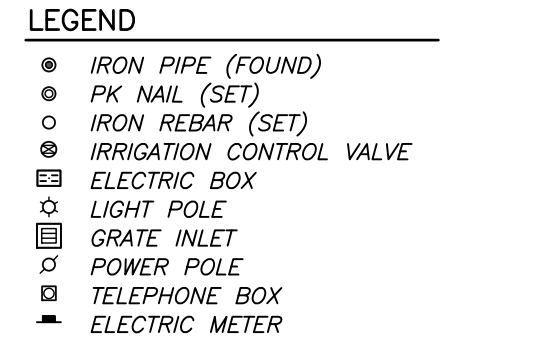
SEVERAL PARCELS  
WARDEN TRACT PROPERTIES





CERTIFICATE OF OWNERSHIP AND DEDICATION
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF DEVELOPMENT/PLAT WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAN.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_
PRINT NAME: \_\_\_\_\_ REPRESENTATIVE: \_\_\_\_\_



NOTES:
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3) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83).
4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.

REFERENCES:
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CERTIFICATE OF NON-EVALUATION FOR WATER AND/OR SEWER AVAILABILITY
THE SURVEYED PARCEL(S) AND/OR TRACT REMAINDER HAS NOT BEEN REVIEWED TO DETERMINE THAT AVAILABILITY OF ON-SITE WASTE DISPOSAL SYSTEMS OR PROVISION OF PUBLIC WATER/SEWER SERVICES. RECORDATION OF THIS PLAN SHALL NOT BE AN IMPLIED OR EXPRESSED CONSENT BY Horry County THAT THE LOTS OR OTHER LAND DIVISIONS SHOWN HEREON ARE CAPABLE OF BEING SERVED BY ON-SITE WASTE DISPOSAL OF PUBLIC WATER/SEWER SYSTEMS, UNLESS OTHERWISE STATED HEREON. ALL SURVEYED PARCELS AND/OR TRACT REMAINDERS HAVE NOT BEEN REVIEWED FOR ON-SITE WASTE DISPOSAL SYSTEMS OR PUBLIC WATER/SEWER SYSTEMS.

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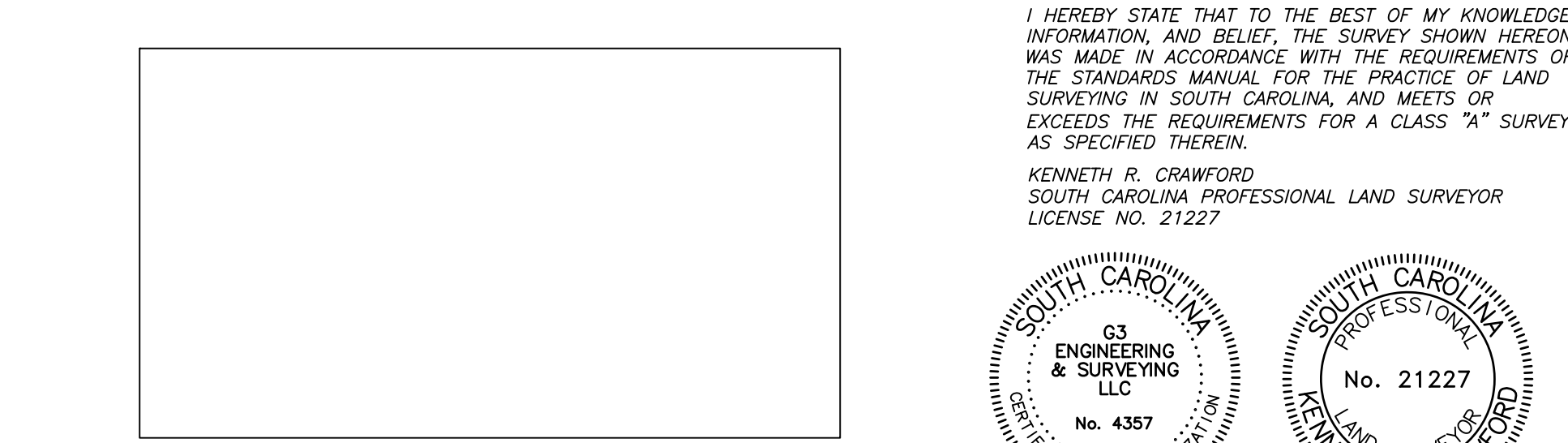
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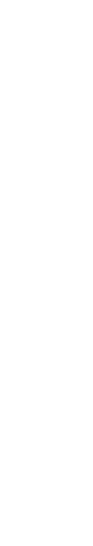
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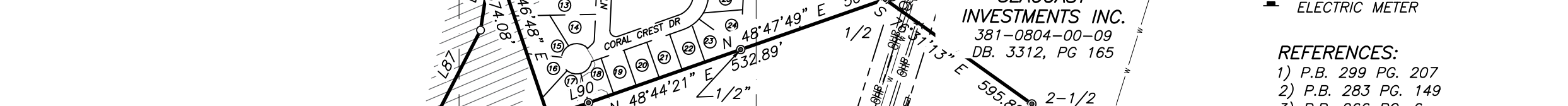
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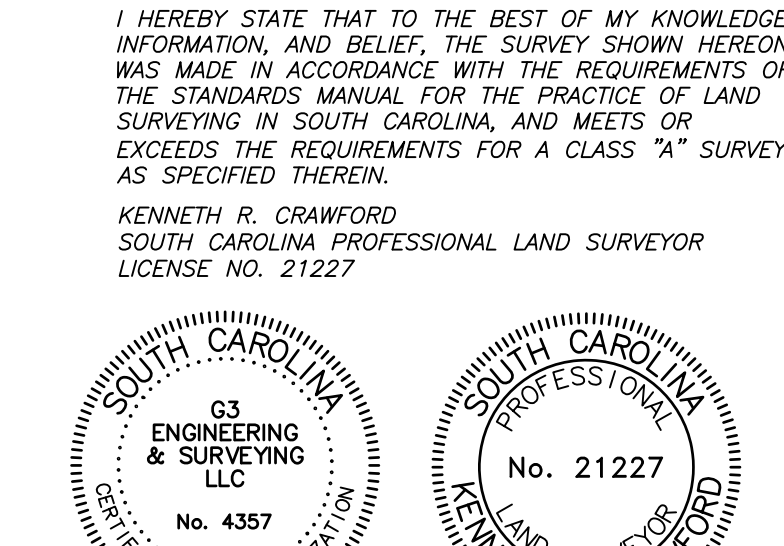
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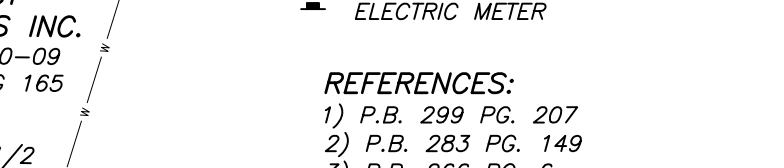
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EXHIBIT A.1 boundary plat



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# EXHIBIT A.2

## boundary plat

LINE	BEARING	DISTANCE
L1	N 18°34'23" E	26.07'
L2	N 56°28'23" W	141.45'
L3	N 42°21'47" W	176.86'
L4	N 40°41'34" W	199.33'

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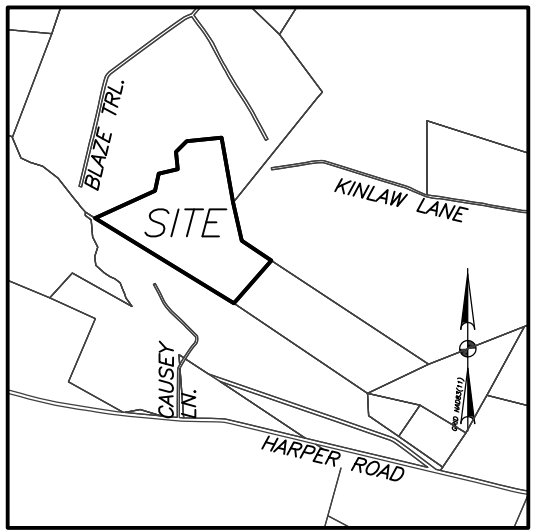
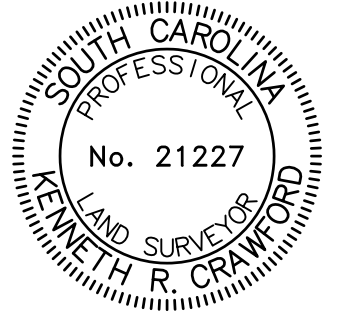
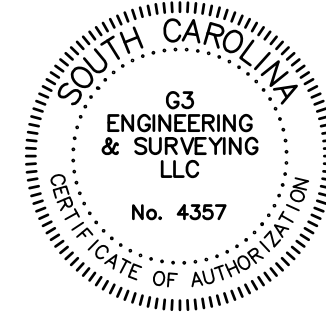
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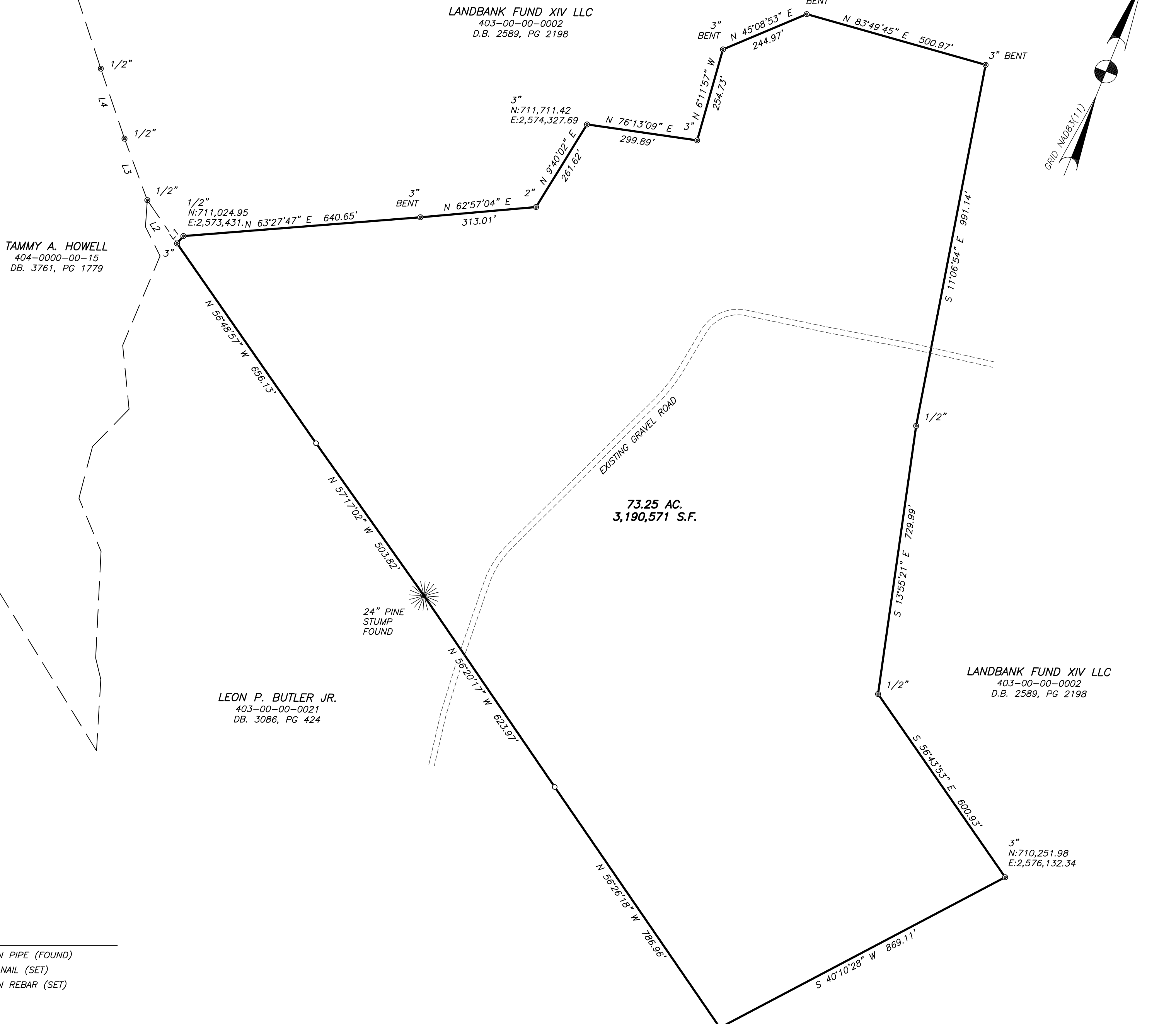
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I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

KENNETH R. CRAWFORD  
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 21227



VICINITY MAP  
 (NOT TO SCALE)



- LEGEND**
- IRON PIPE (FOUND)
  - PK NAIL (SET)
  - IRON REBAR (SET)

- NOTES:**
- PIN NO. (PARENT TRACT): 403-00-00-0022
  - ACCORDING TO F.I.R.M. MAP NO. 45051C, PANEL 0538K, REVISED 12/16/2021, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
  - ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83).
  - THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
  - A TITLE SEARCH WAS NOT PERFORMED BY G3 ENGINEERING & SURVEYING, LLC AT THE TIME OF THIS SURVEY.
  - THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  - LAST PROPERTY TRANSFER: D.B. 1893, PG. 1223.
  - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PROPERTY.
  - THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES FOR STATE AGENCY SURVEY SYSTEMS LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
  - CURRENT OWNER: EVELYN B RICHARDSON  
 ADDRESS: 6400 DONGOLA HWY  
 CONWAY, SC 29527
  - ZONING: CFA
  - BUILDING SETBACKS: FRONT: 60' SIDES: 25' REAR: 40' CORNER: 37.5'

- REFERENCES:**
- "MAP OF TWO TRACTS OF LAND IN BUCK'S TOWNSHIP, Horry COUNTY, S.C. OWNED BY EVELYN BROWN RICHARDSON" DATED DECEMBER 16, 1953; SURVEYED BY S. D. COX SURVEYORS, INC., AND RECORDED AT Horry COUNTY R.O.D. OFFICE IN P.B. 57 PG. 239.

BOUNDARY SURVEY OF  
**RICHARDSON TRACT**  
 PREPARED FOR  
**BRDI, LLC**  
 CITY OF CONWAY  
 Horry COUNTY SOUTH CAROLINA

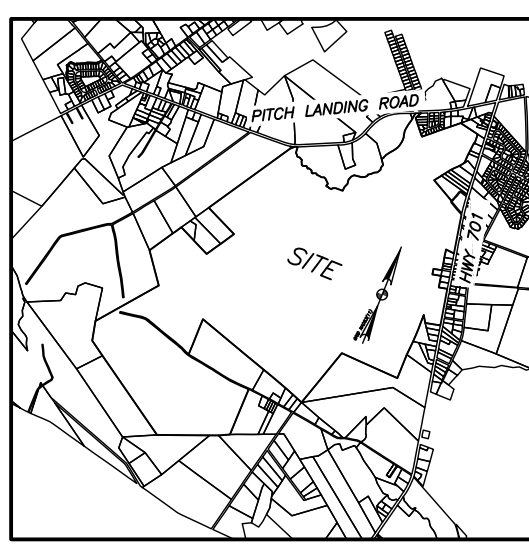
200 100 0 200 400  
 SURVEYED AND MAPPED BY

**G3**  
 ENGINEERING & SURVEYING  
 P.O. BOX 2666  
 PAWLEYS ISLAND, SC 29585  
 PHONE: 843.237.1001

SCALE 1" = 200'  
 FILE 22056  
 FIELD DATE 09/20/22  
 PLAT DATE 02/16/23

DRAWN BY TRW  
 REVIEWED BY JDW  
 APPROVED BY KRC  
 PARTY CHIEF JY

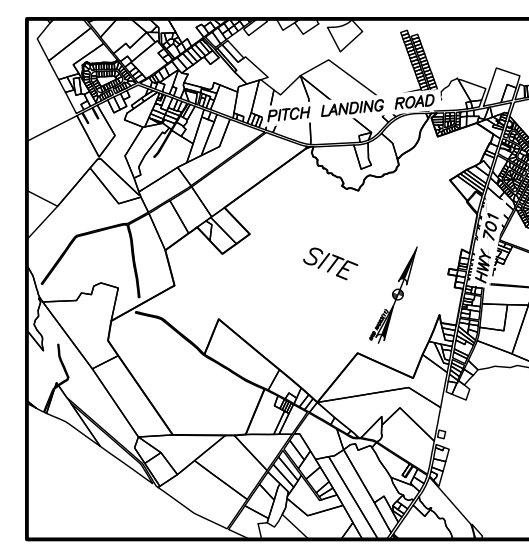
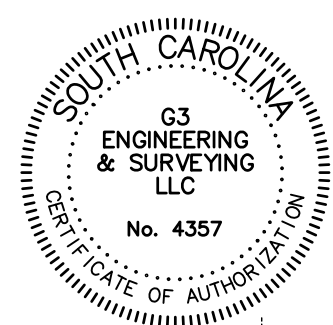
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VICINITY MAP  
(NOT TO SCALE)

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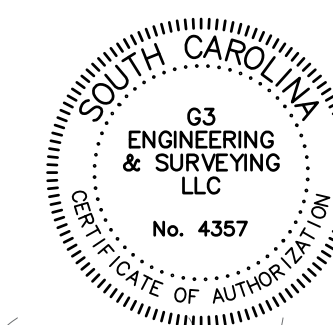
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LICENSE NO. 21227



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SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 21227



TOPOGRAPHIC SURVEY  
OF  
**WARDEN TRACT**  
PREPARED FOR  
**LANDBANK FUND XIV, LLC, C/O  
SUGGS & COMPANY, P.A.**

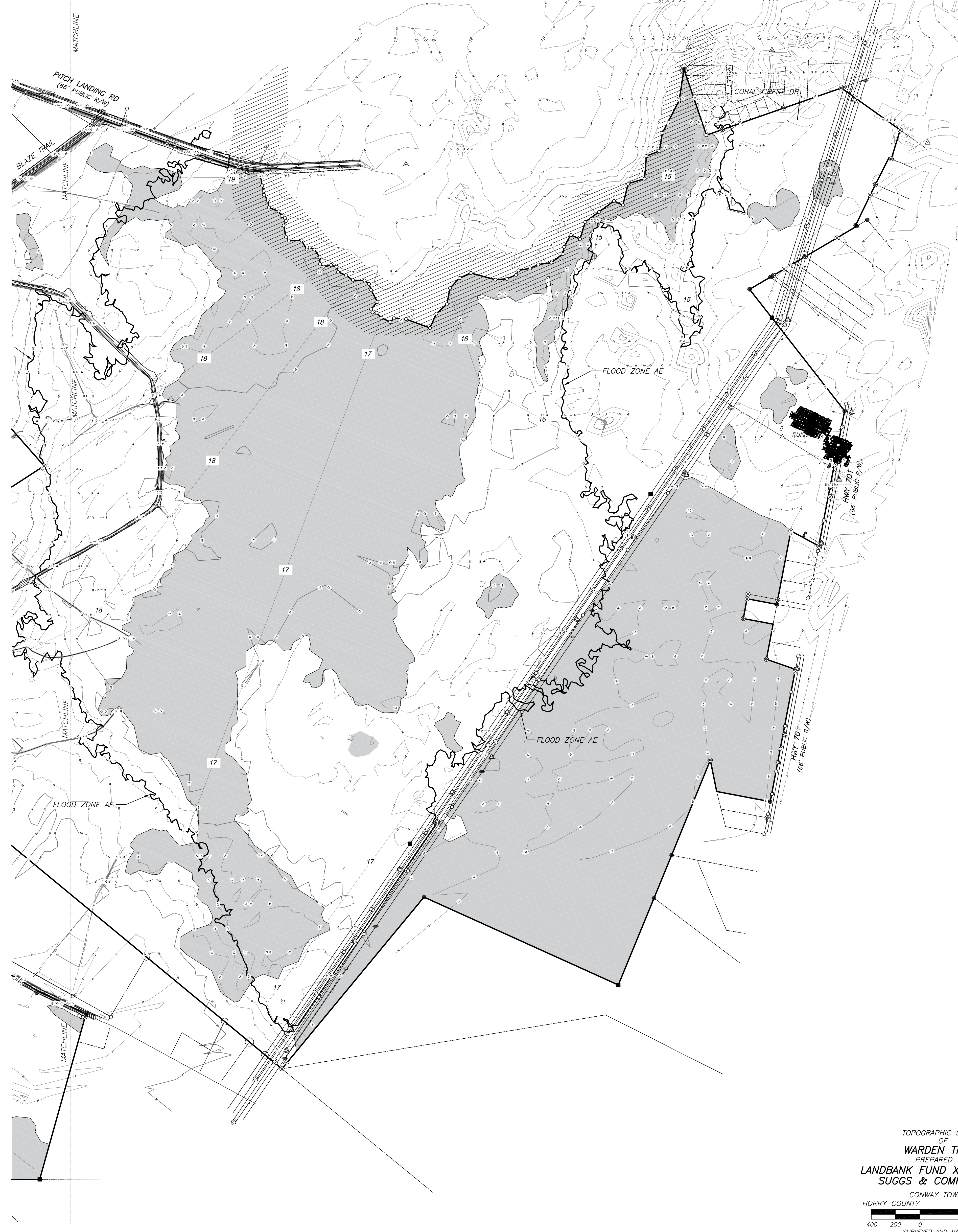
CONWAY TOWNSHIP  
HORRY COUNTY, SOUTH CAROLINA



**ENGINEERING  
& SURVEYING**  
P.O. BOX 2686  
PAWLEYS ISLAND, SC 29585  
PHONE: 843.237.1001

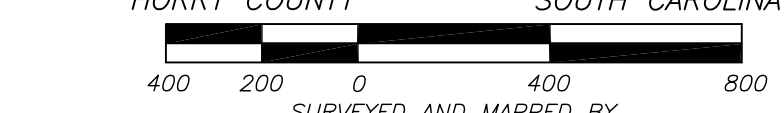
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FILE 22056 REVIEWED BY xxx  
FIELD DATE 10/5/22 APPROVED BY KRC  
PLAT DATE 10/5/22 PARTY CHIEF JLY

THIS PLAT AND ALL REPRODUCIBLE COPIES OF THIS PLAT ARE THE PROPERTY OF G3 ENGINEERING & SURVEYING, LLC. REPRODUCTION OF THIS PLAT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF G3 ENGINEERING & SURVEYING, LLC. UNLESS THIS PLAT IS A MATTER OF PUBLIC RECORD. ACCORDING TO THIS DOCUMENT ARE NOT PERMITTED.



TOPOGRAPHIC SURVEY  
OF  
**WARDEN TRACT**  
PREPARED FOR  
**LANDBANK FUND XIV, LLC, C/O  
SUGGS & COMPANY, P.A.**

CONWAY TOWNSHIP  
HORRY COUNTY, SOUTH CAROLINA



**ENGINEERING  
& SURVEYING**  
P.O. BOX 2686  
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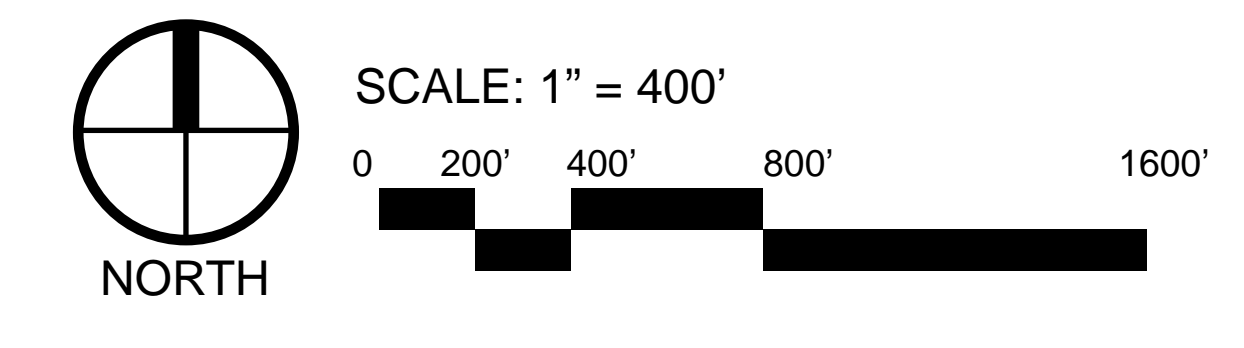
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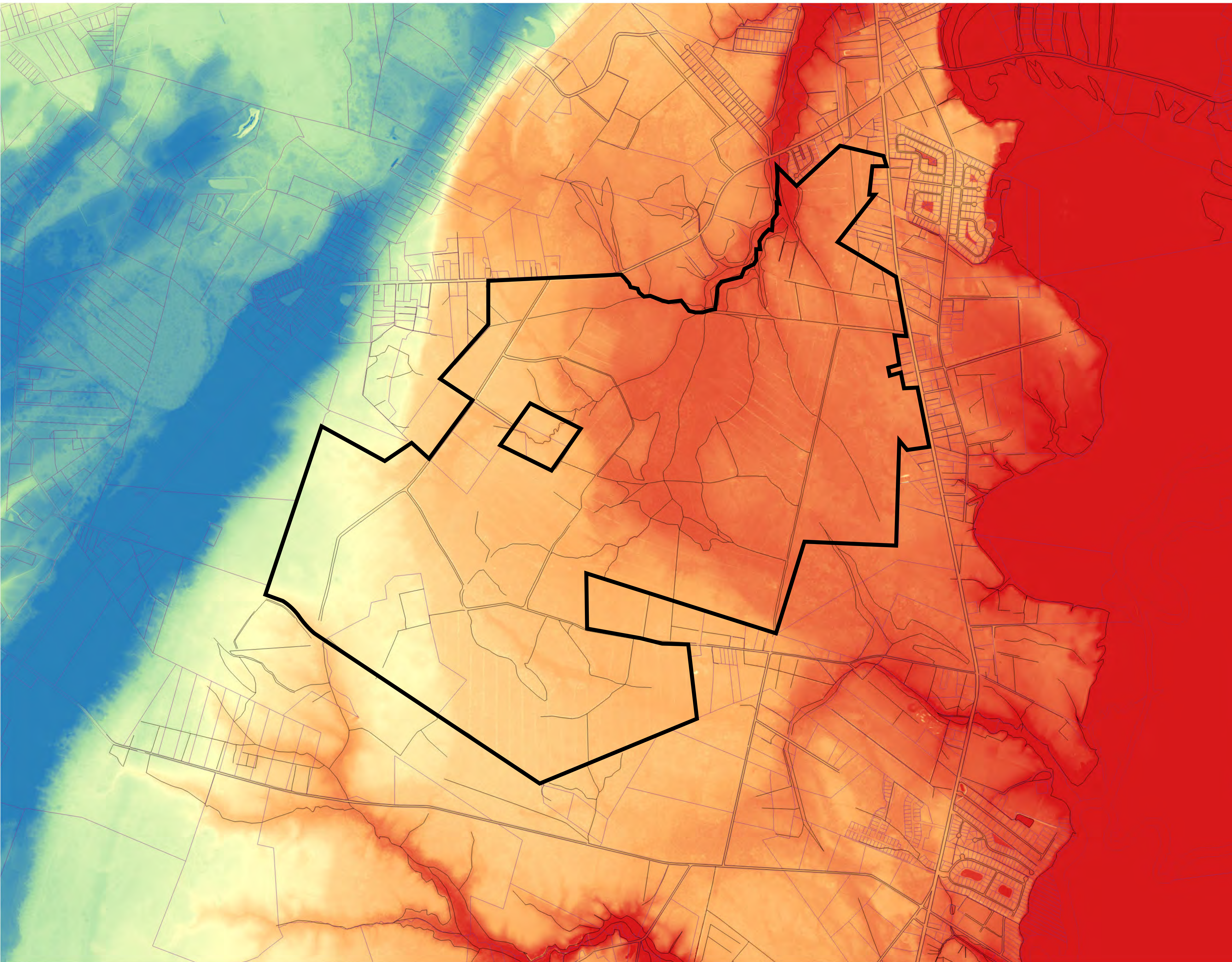


# WARDEN STATION

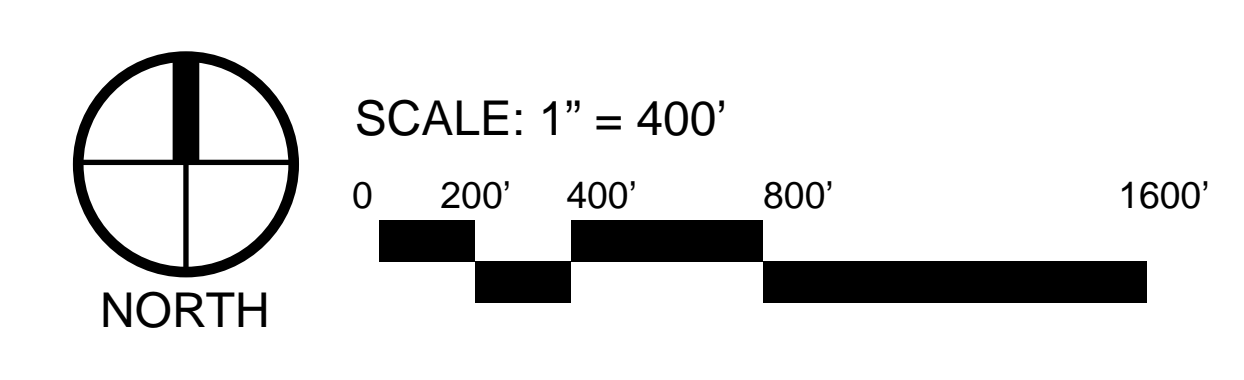
## EXHIBIT B.1

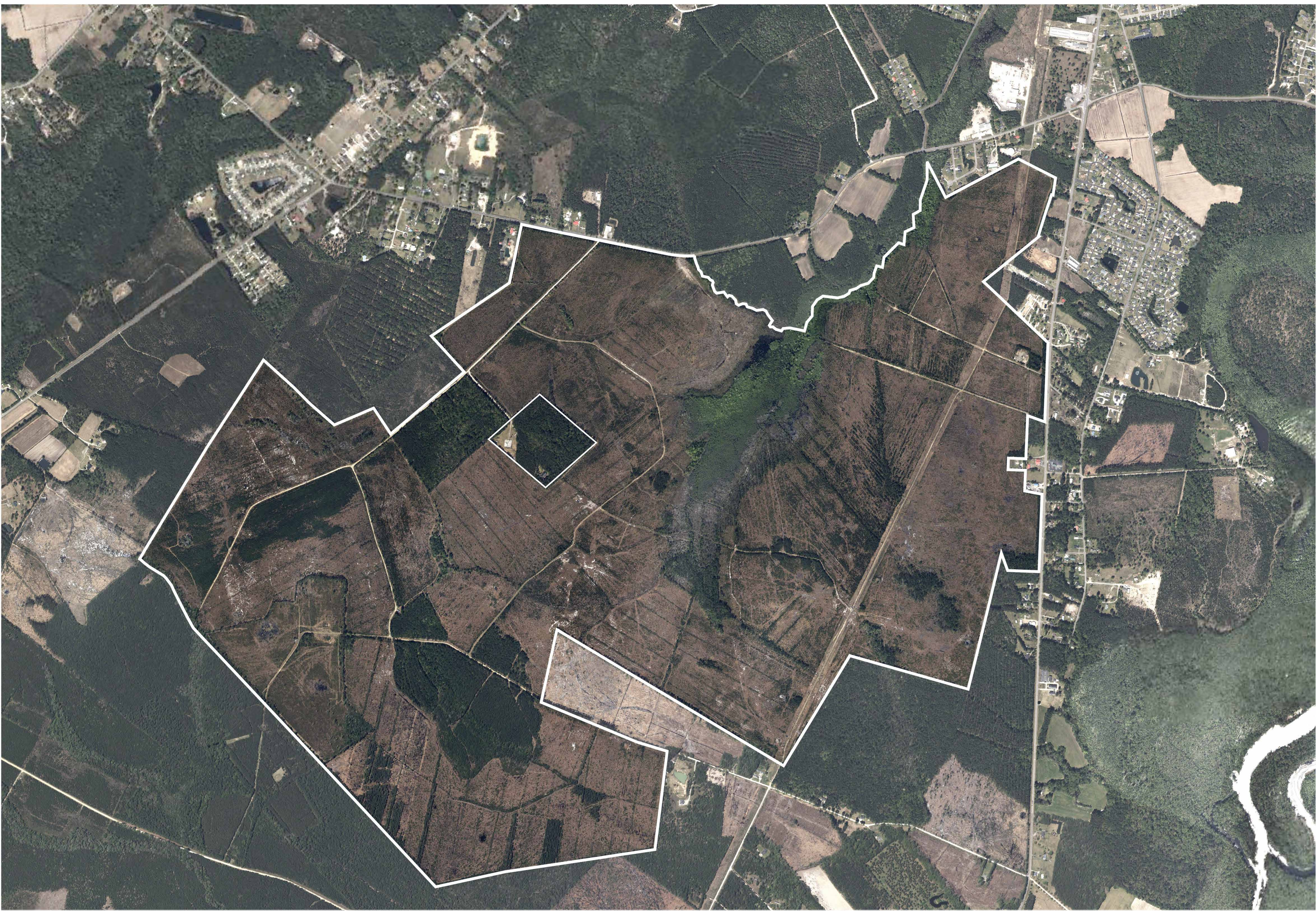
wetlands + topography





**WARDEN STATION**  
**EXHIBIT B.3**  
*downstream analysis - LIDAR imagery*





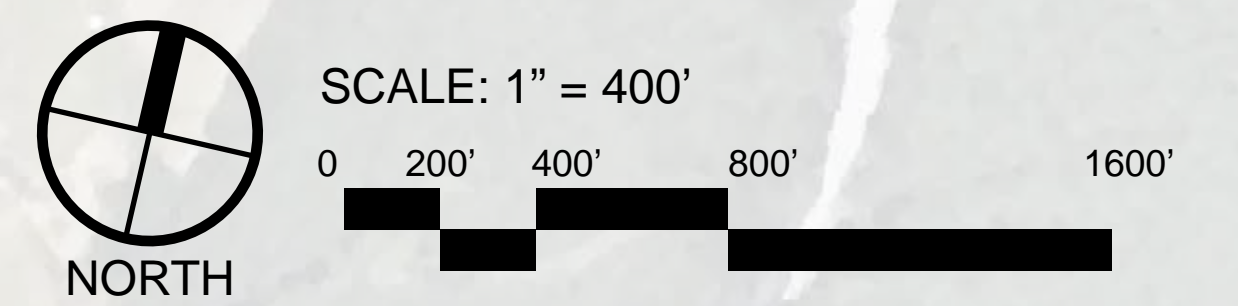
**WARDEN STATION**  
**EXHIBIT C**  
*aerial*

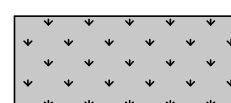







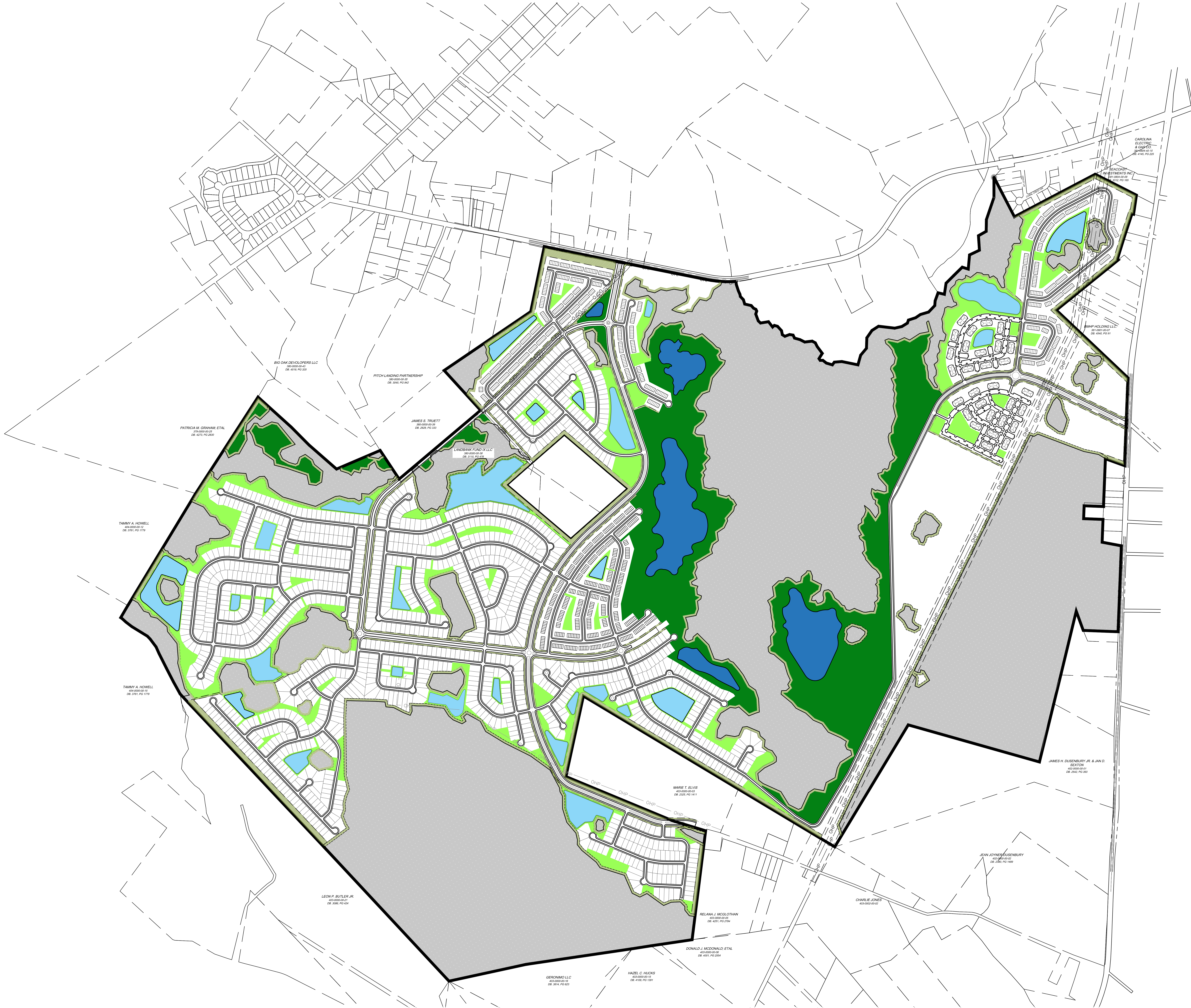


# WARDEN STATION

EXHIBIT D  
master development plan



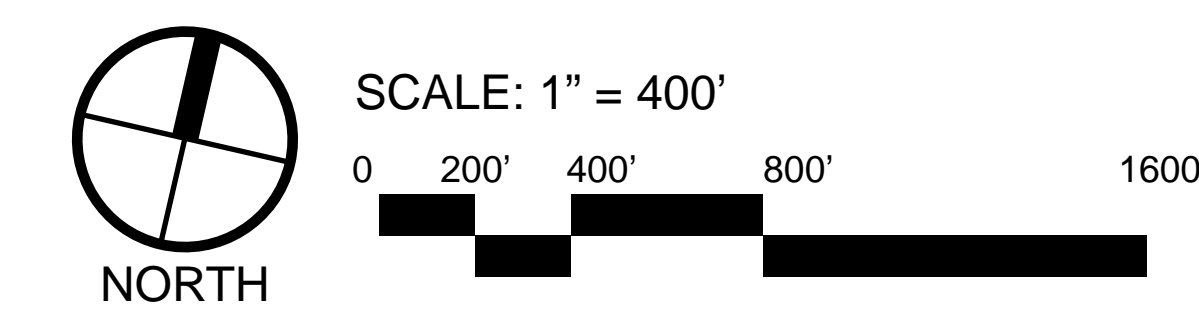
LEGEND		
SYMBOL	NOTES	ACRES
	Wetland	723.82
	Buffers	106.77
	Open Space Master	129.19
	Open Space Common	72.07
	Pond Master	39.11
	Pond Common	55.44



# WARDEN STATION

## EXHIBIT E

*open space plan*






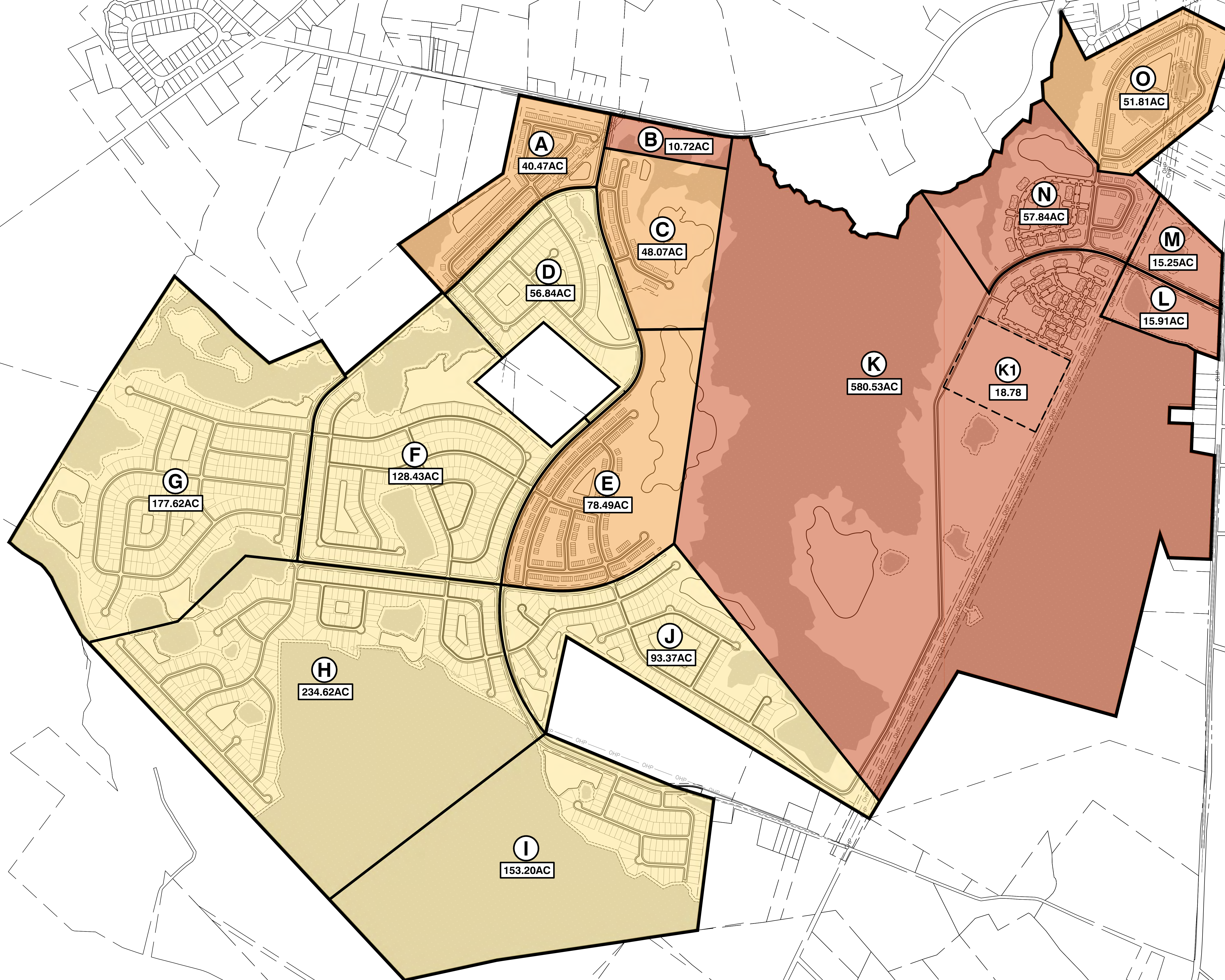
# WARDEN STATION

## EXHIBIT F

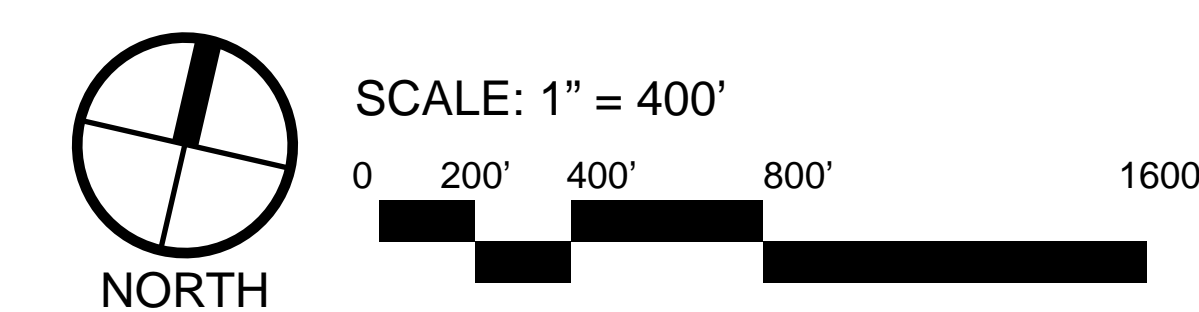
stormwater management plan









ZONING LEGEND		
SYMBOL	NOTES	ACRES
	Tier III	680.25
	Tier II	218.83
	Tier I	844.09

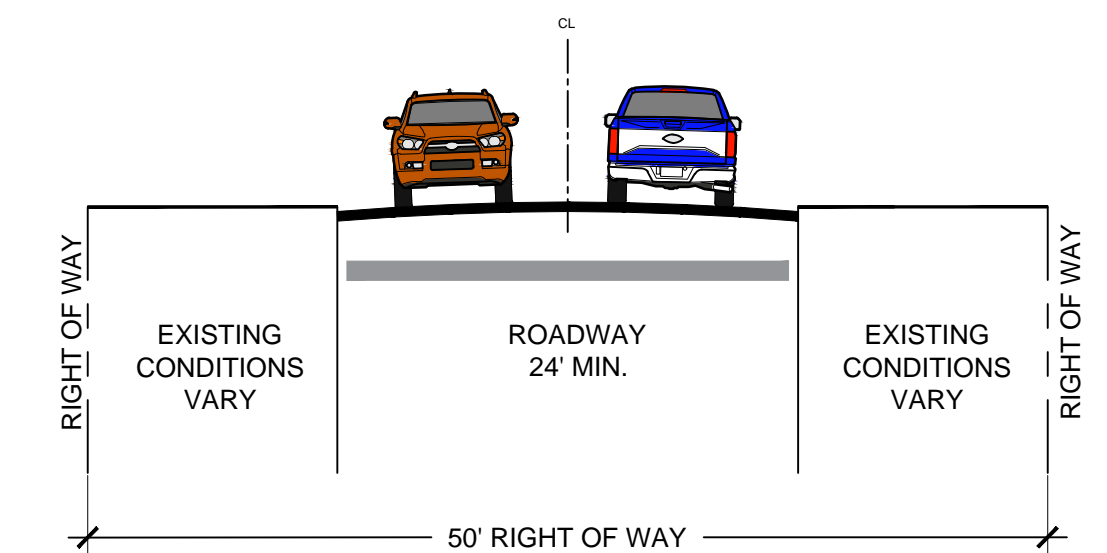


**WARDEN STATION**  
**EXHIBIT G**  
*phasing + land use plan*

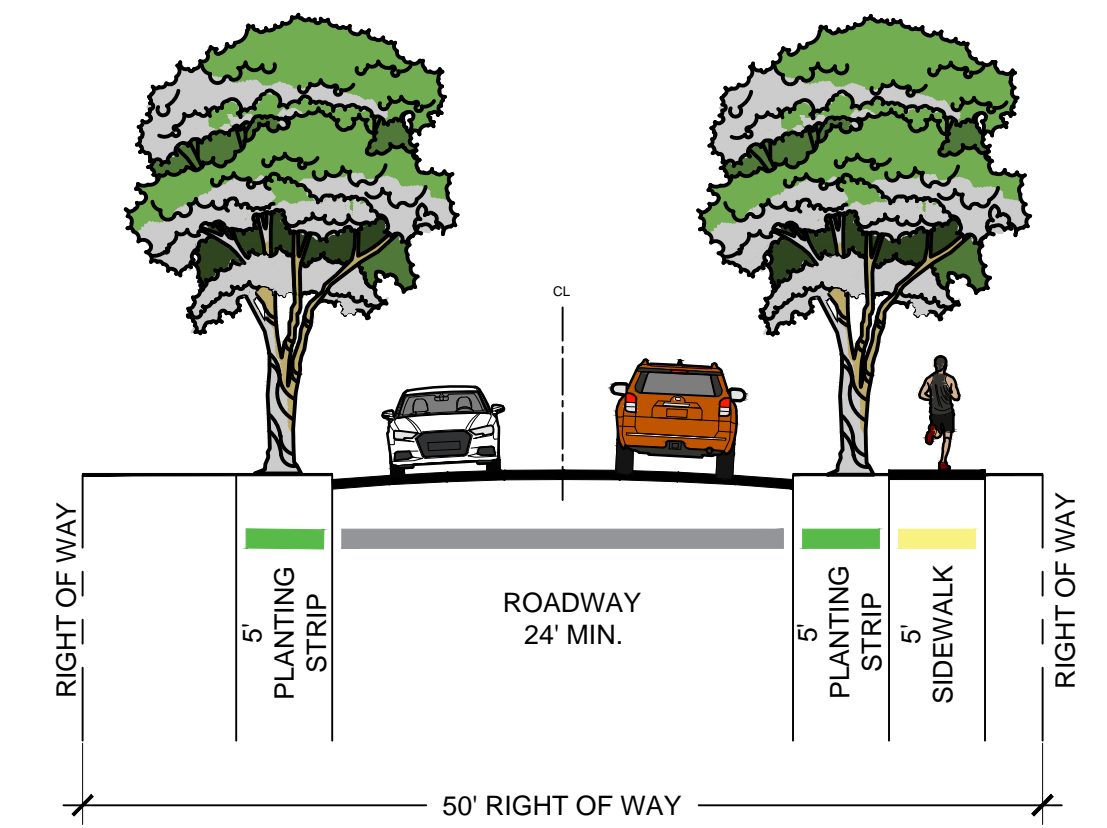


**LEGEND**

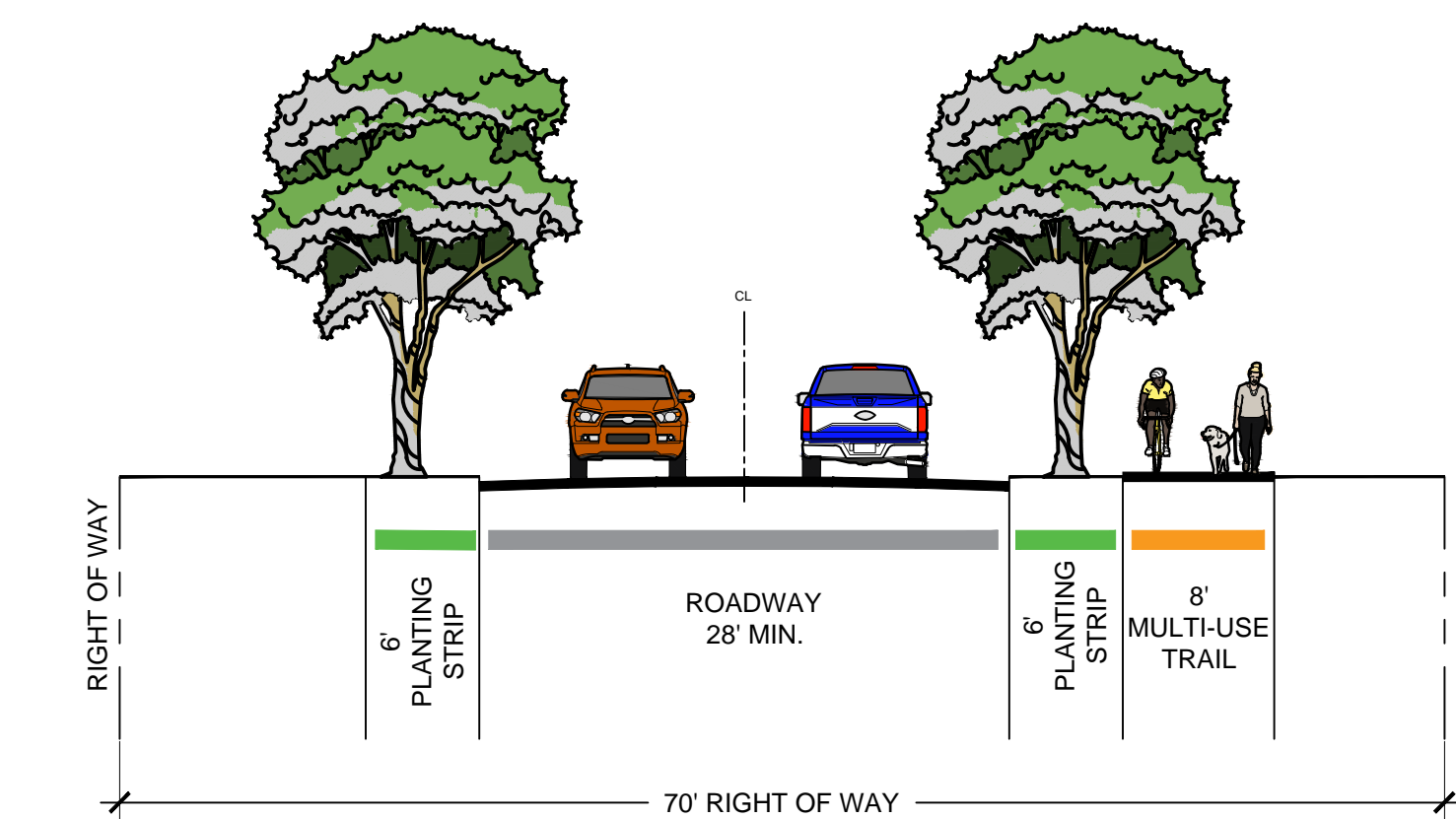
-  IMPROVED EXISTING ROAD  
100' R/W
-  MINOR ARTERIAL  
80' R/W
-  COLLECTOR  
70' R/W
-  IMPROVED EXISTING ROAD  
50' R/W
-  LOCAL ROAD  
50' R/W
-  TRAFFIC CIRCLE



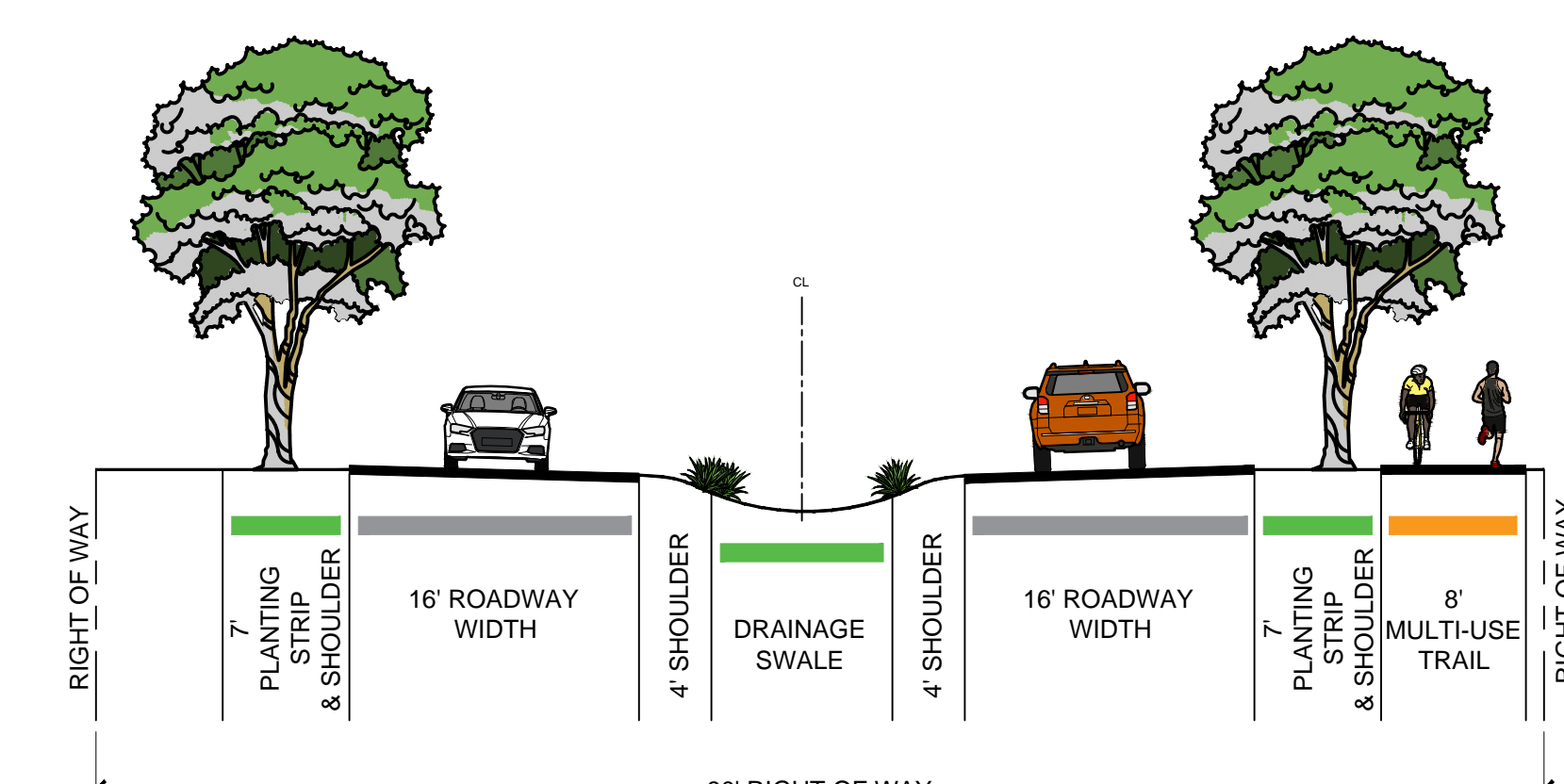
**TYPICAL LOCAL STREET**  
SCALE: 1"=10'



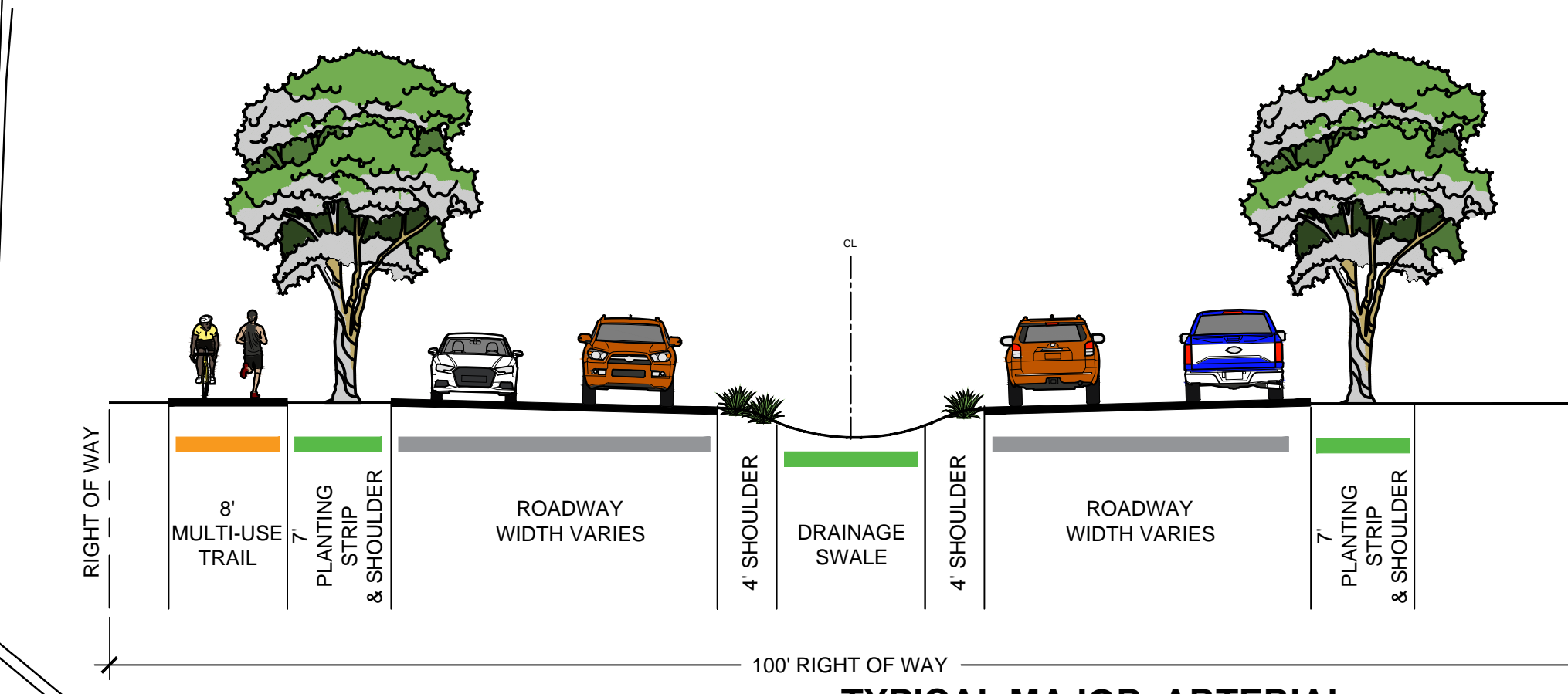
**TYPICAL LOCAL STREET**  
SCALE: 1"=10'



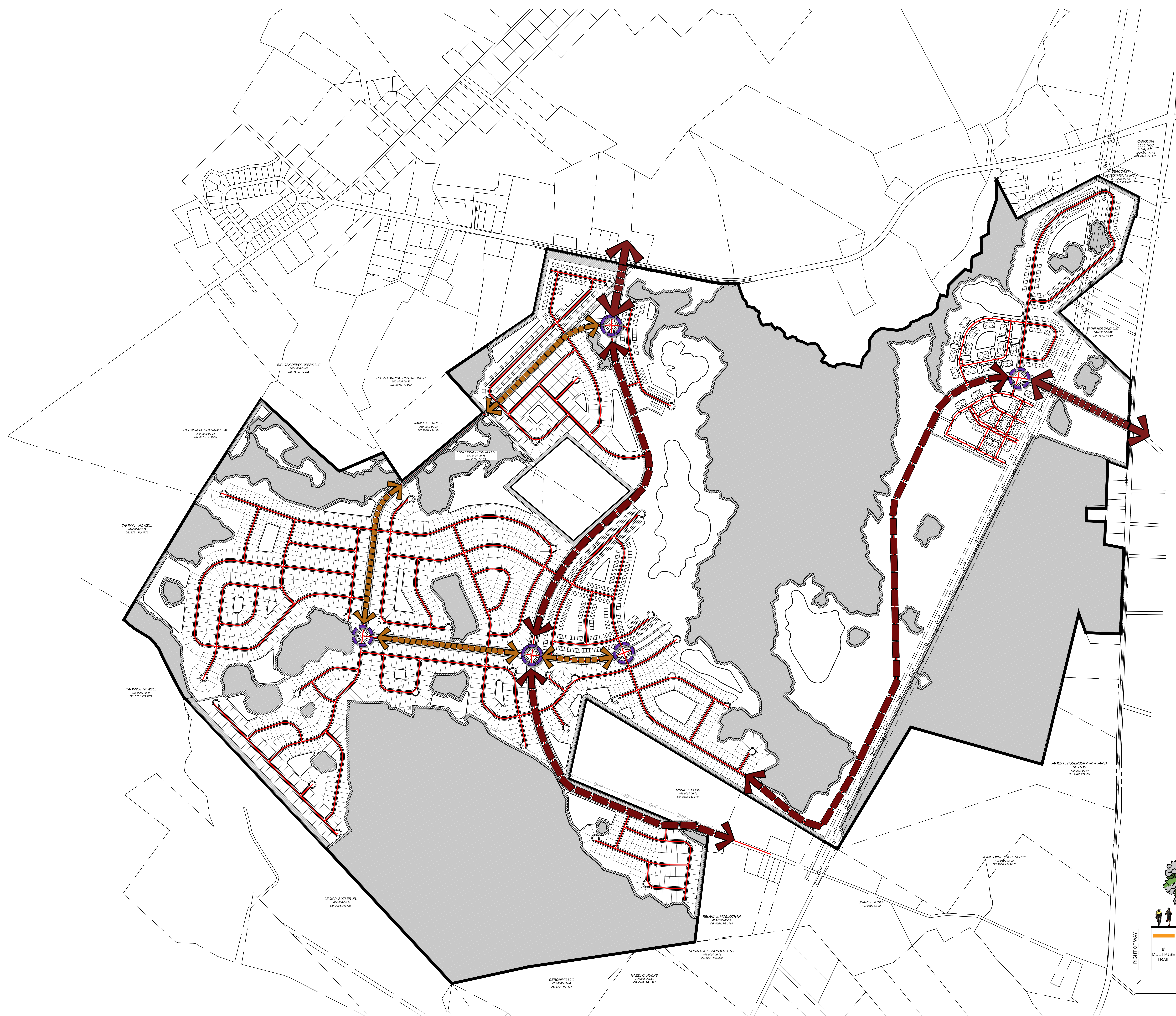
**TYPICAL COLLECTOR**  
SCALE: 1"=10'



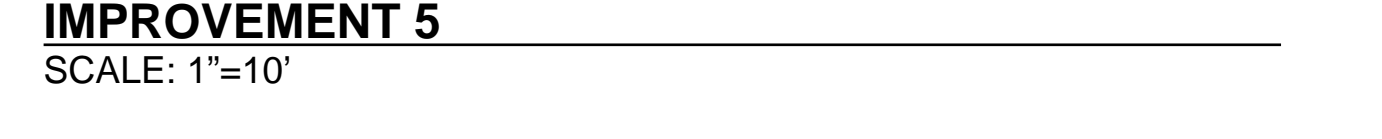
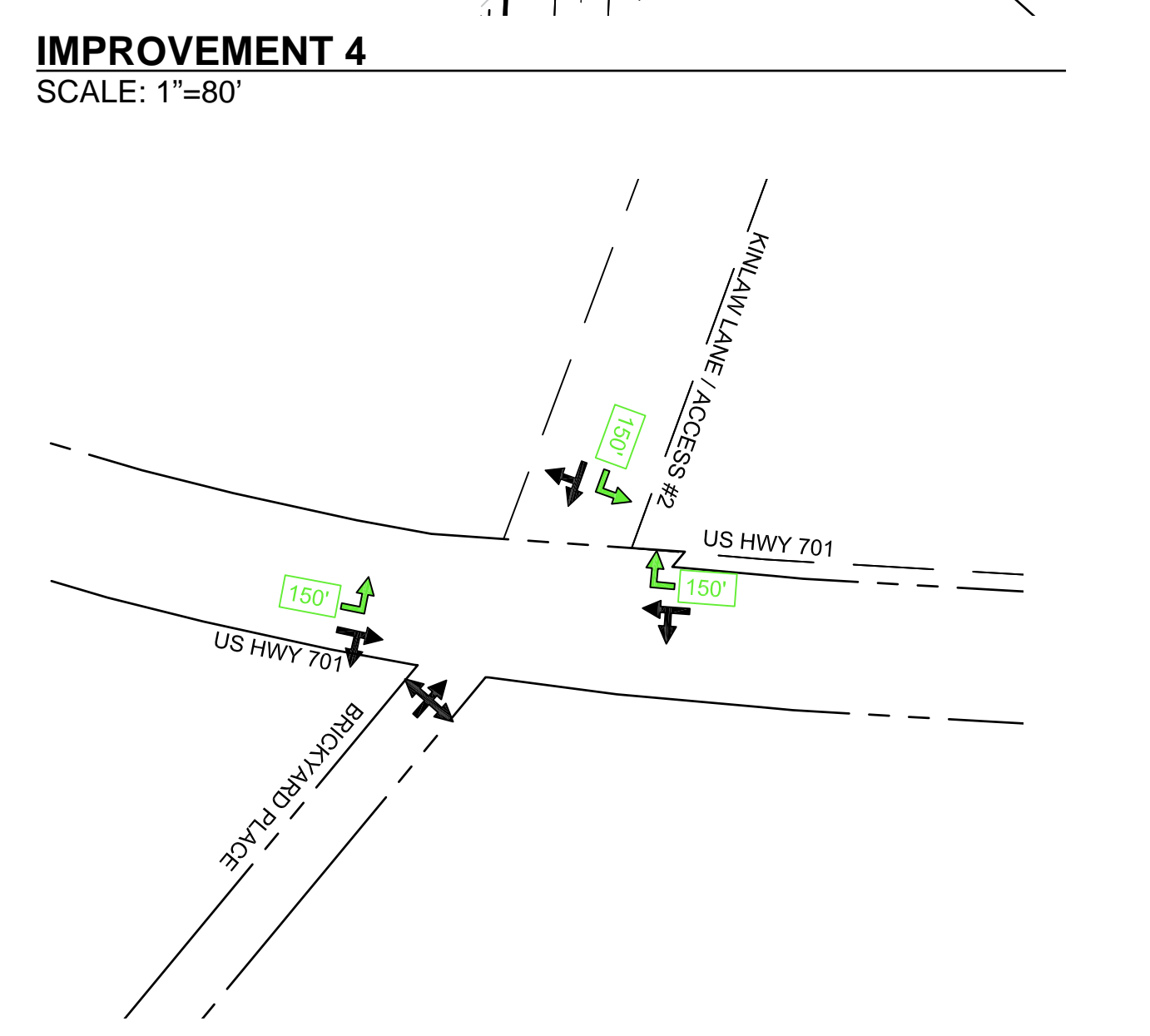
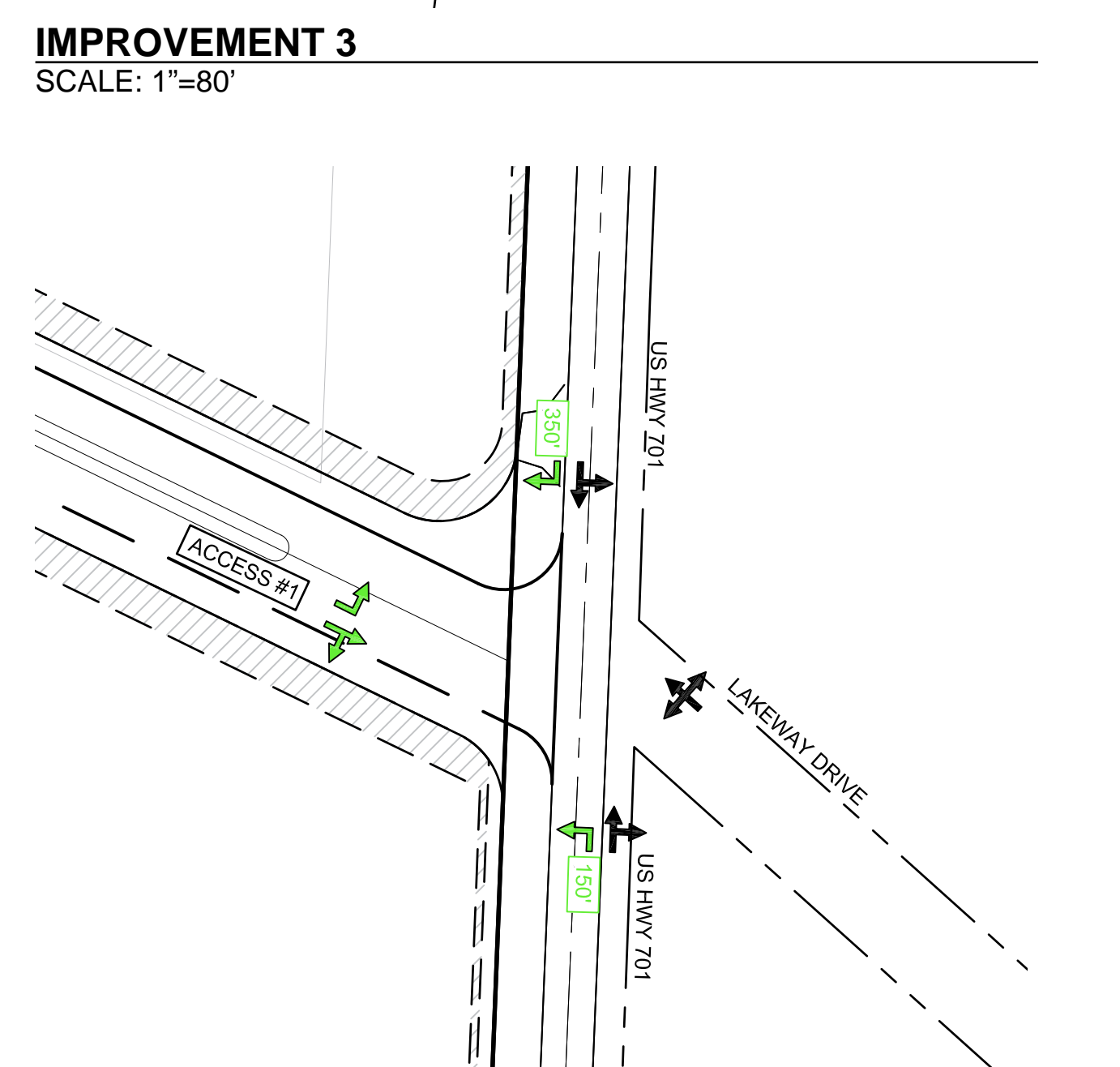
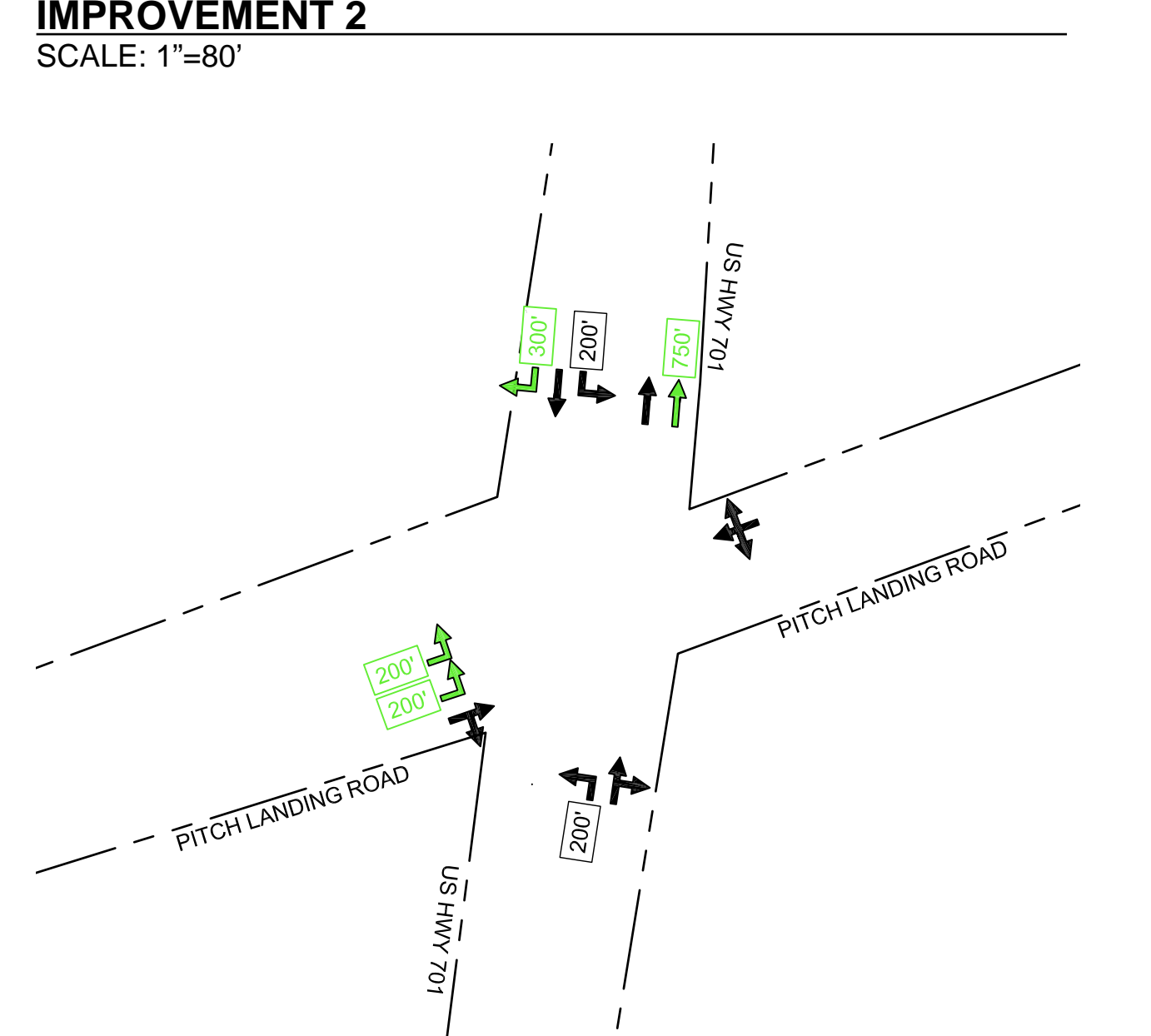
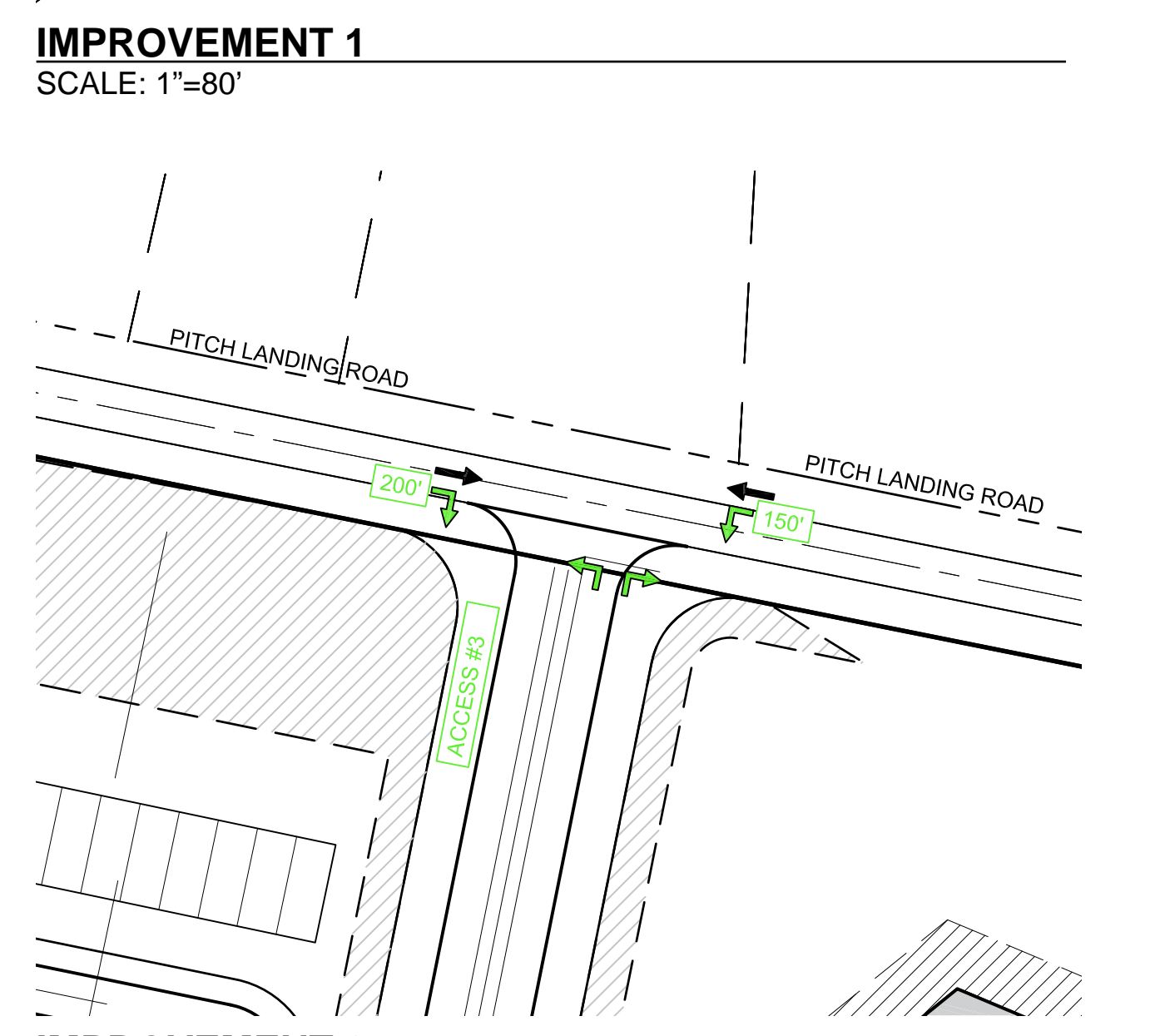
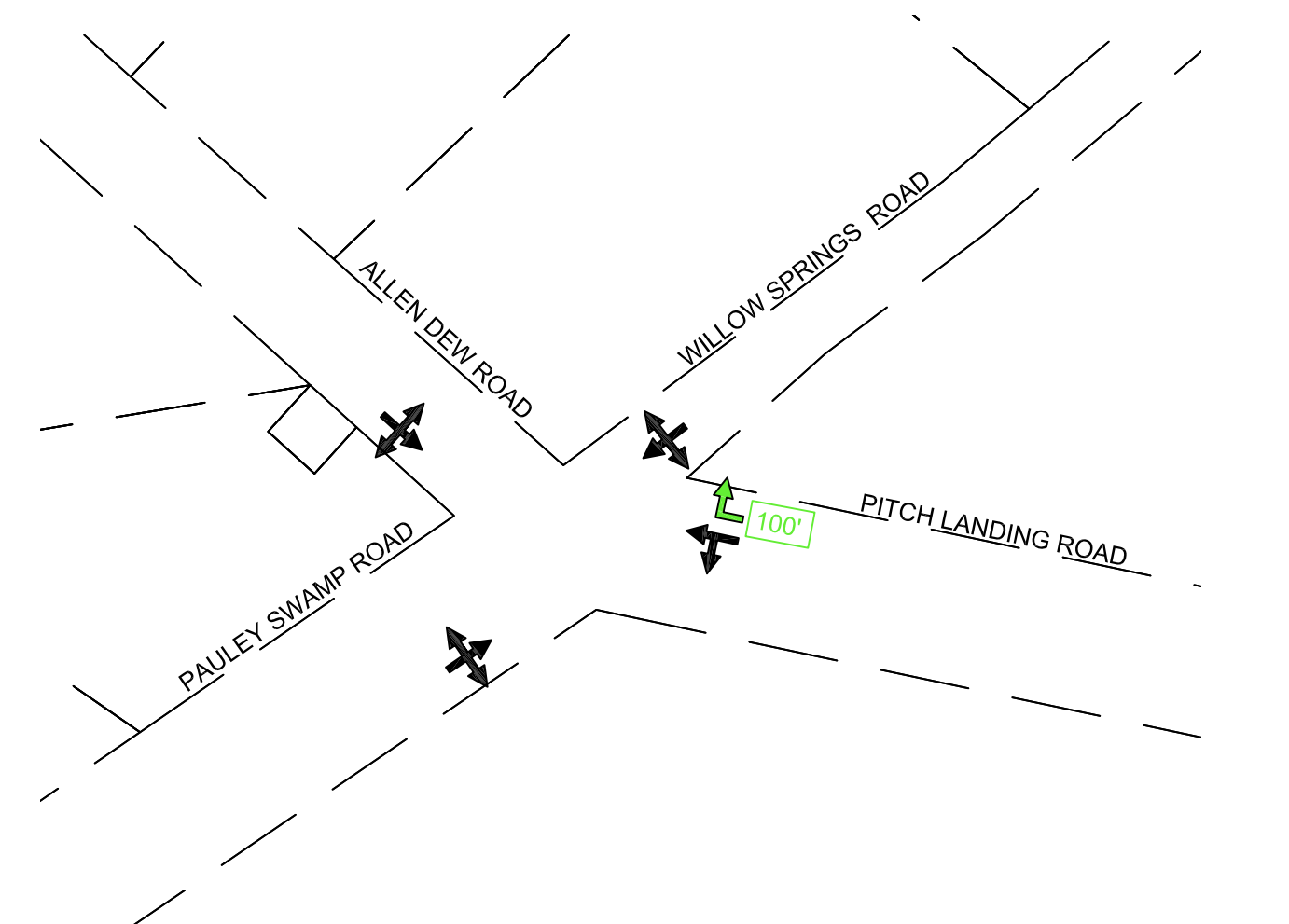
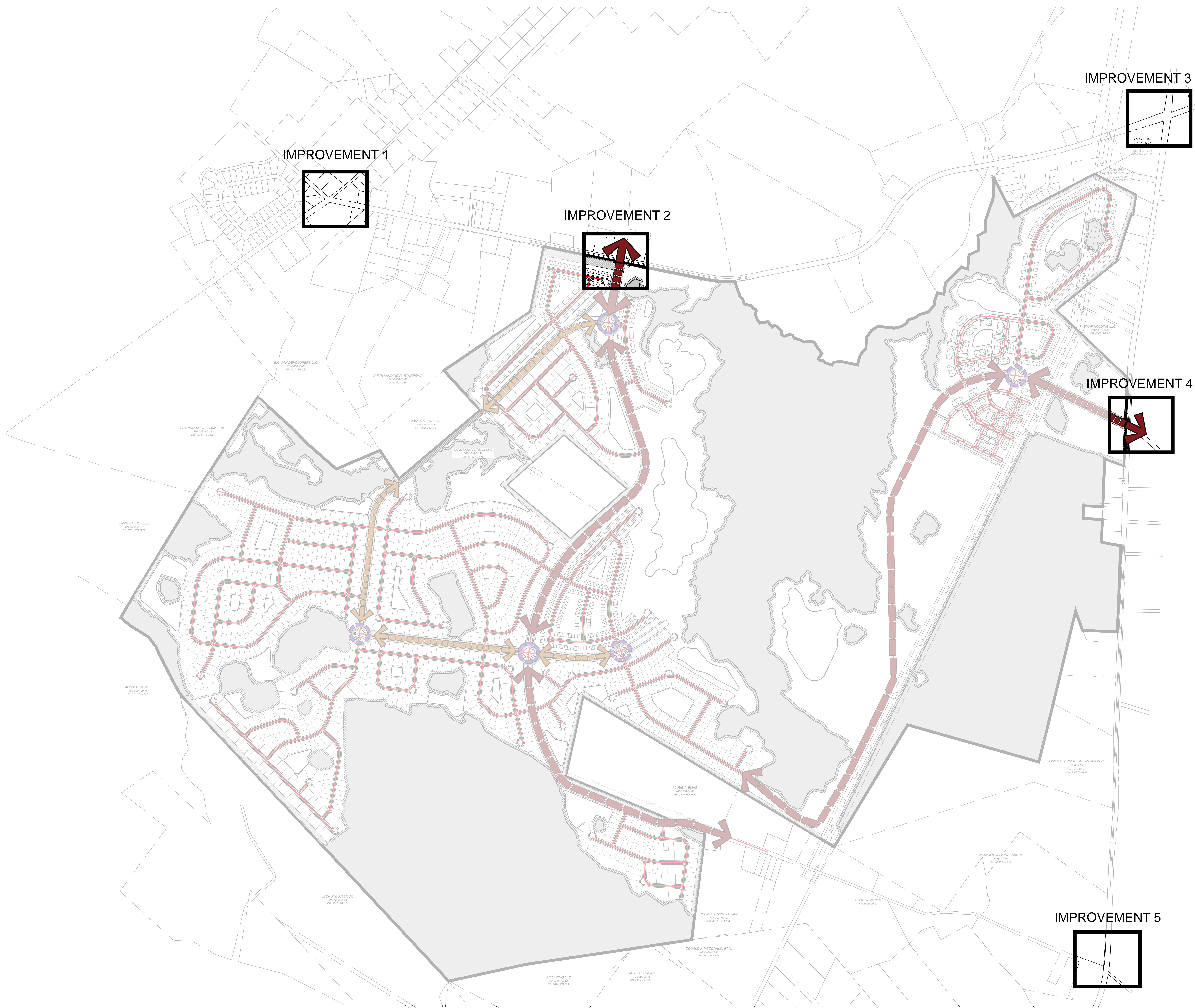
**TYPICAL MINOR ARTERIAL**  
SCALE: 1"=10'



**TYPICAL MAJOR ARTERIAL**  
SCALE: 1"=10'



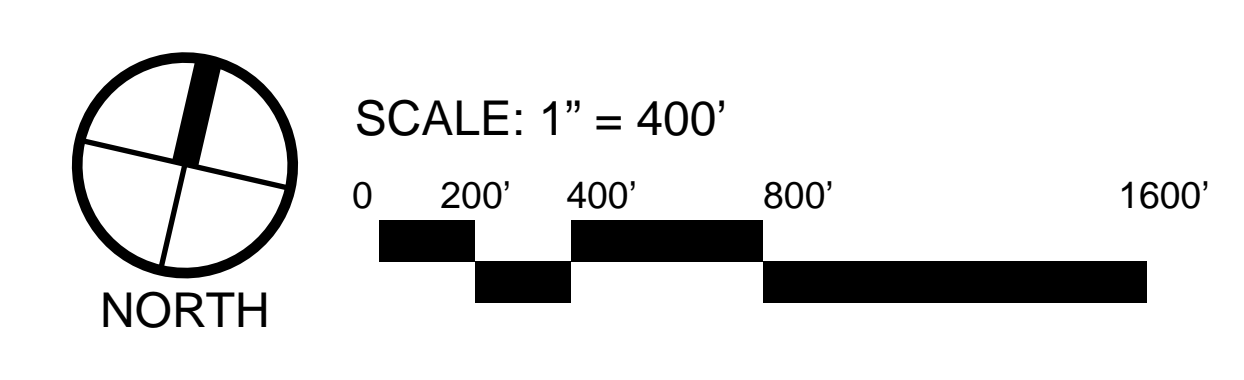
**WARDEN STATION**  
**EXHIBIT H.1**  
traffic hierarchy plan - internal



# WARDEN STATION

## EXHIBIT H.2

traffic plan - offsite

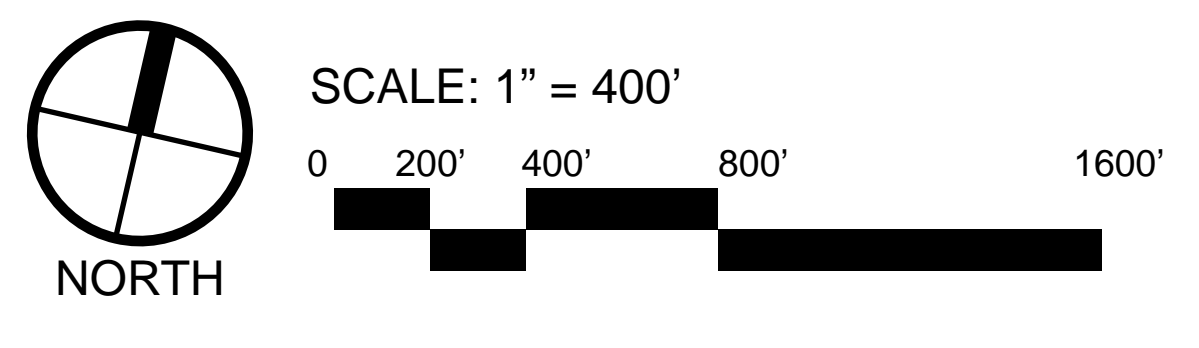


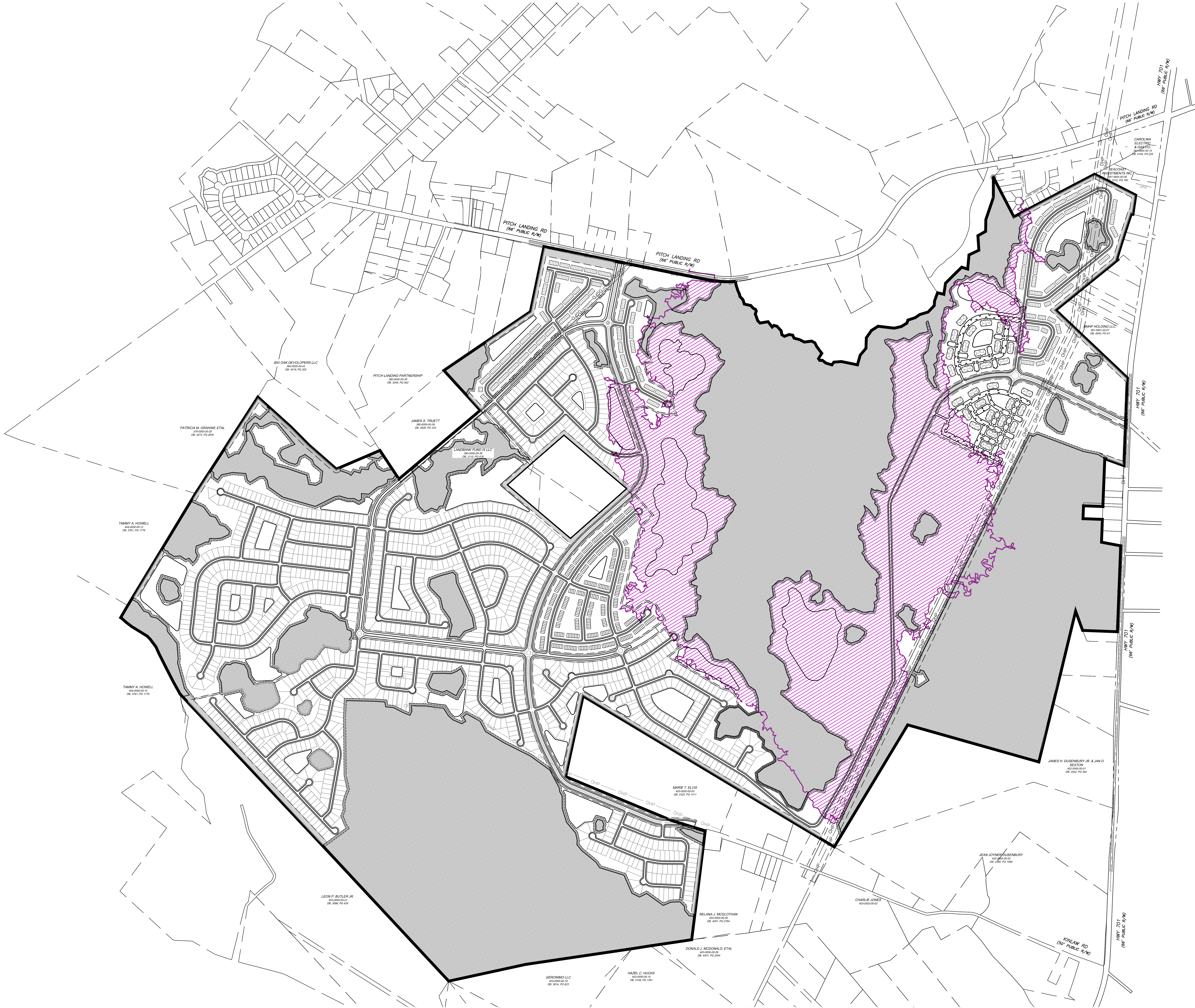


# WARDEN STATION

## EXHIBIT I

water and wastewater conceptual utility master plan

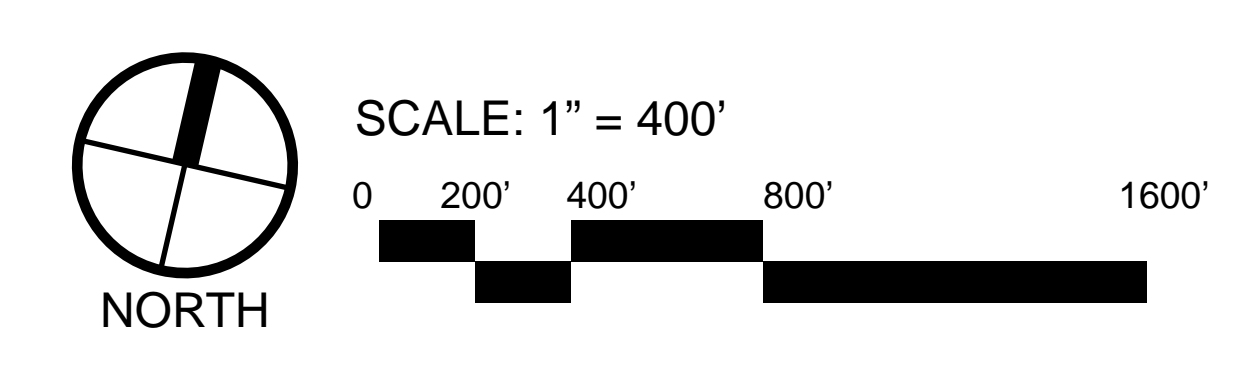




# WARDEN STATION

## EXHIBIT J

flood zone overlay





**DATE: APRIL 17, 2023**  
**ITEM: VII.A.**

**ISSUE:**

First reading of an Ordinance to approve a quit claim transfer of City-owned property to Conway Freewill Baptist Church for the purpose of refining property lines and improving usage and ownership of City property abutting the church, specifically on the parcel identified as PIN #36806020007.

**BACKGROUND:**

Conway Freewill Baptist Church has submitted a proposal to the City of Conway to acquire from the City certain areas of City property that jut into church property, rendering it unusable to the public, but desirable for the Church. The City, has consented to the request after careful deliberation.

As a condition of the agreement to transfer the area of land outlined below, the City requires the following conditions be met: the Church shall procure all necessary surveys, plats and deeds to facilitate transfer of property at his own cost, assuring there is no cost to the City for the transfer.

**RECOMMENDATON:**

Approve first reading.

**ORDINANCE #2023-05-01 (A)**

**AN ORDINANCE AUTHORIZING THE QUIT CLAIM TRANSFER OF CERTAIN REAL PROPERTY IN THE CITY OF CONWAY**

**WHEREAS**, the City of Conway owns certain real property located off of New Road adjacent to Lake Busbee and within the City limits of Conway, County of Horry and being identified as PIN No. 368-06-02-0007 containing 5.80 acres more specifically described in the survey attached hereto and,

**WHEREAS**, the City of Conway has deemed it advisable to transfer a portion of 0.12 acres of this property to Conway Freewill Baptist Church; and

**WHEREAS**, pursuant to S.C. Code 5-7-40, a municipality may sell, alien, convey or lease property it owns by Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council, to Quit claim deed an area between the Conway Dog Park and Conway Freewill Baptist Church measuring 0.12 of an acre to incorporate the property owned an utilized by and to Conway Freewill Baptist Church.

**THIS ORDINANCE** shall be effective upon second reading approval thereof.

**RATIFIED BY CITY COUNCIL**, duly assembled, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

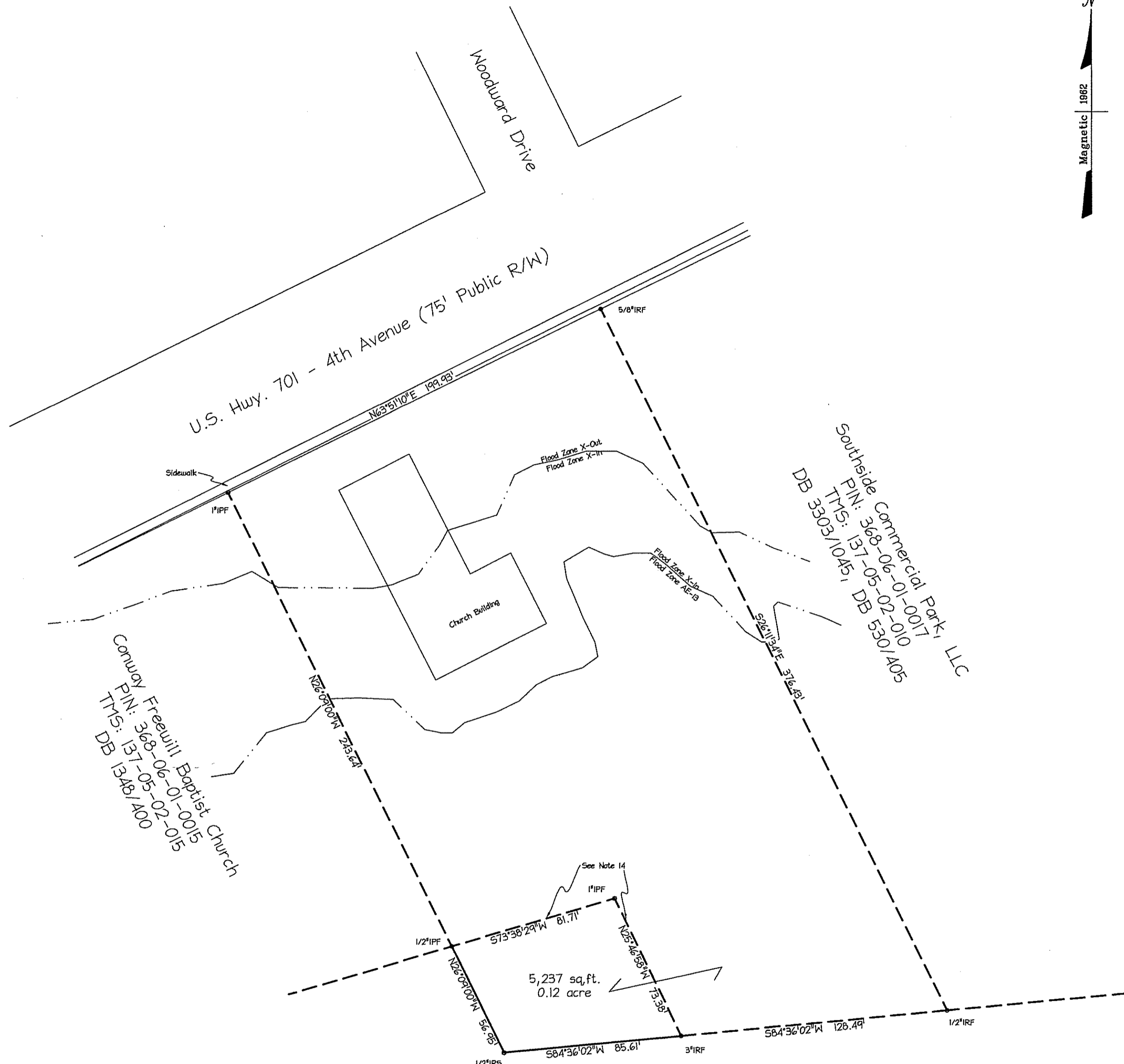
\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: \_\_\_\_\_

Final Reading: \_\_\_\_\_



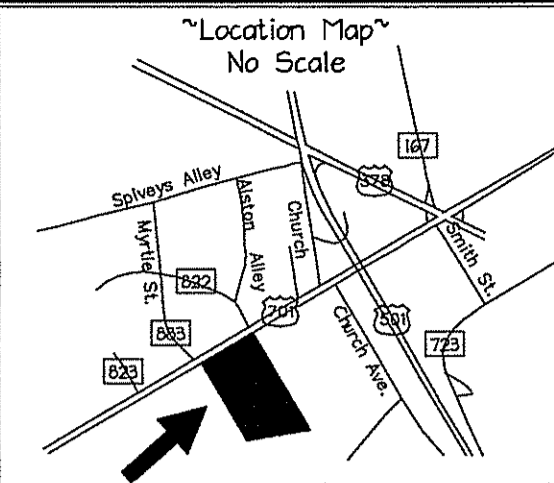
Conway Freewill Baptist Church  
 PIN: 368-06-01-0015  
 TMS: 137-05-02-015  
 DB 1348/A00

Southside Commercial Park, LLC  
 PIN: 368-06-01-0017  
 TMS: 137-05-02-010  
 DB 3303/1045, DB 530/A05

City of Conway  
 PIN: 368-06-02-0007  
 TMS: 137-00-03-001  
 DB

5,237 sq.ft.  
 0.12 acre

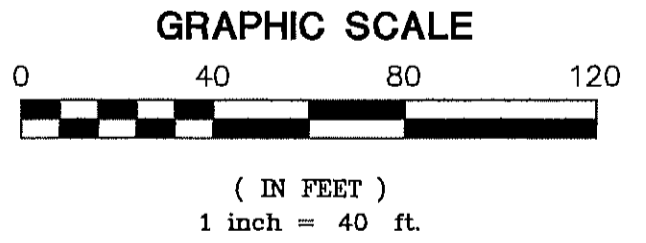
- Legend
- ☐ Cable Box
  - ☐ Catch Basin
  - ☐ Fire Hydrant
  - ☐ HVAC
  - ☐ Power Pole
  - ☐ Property Corner
  - ☐ Sewer Cleanout
  - ☐ Sewer Manhole
  - ☐ Tel. Pedestal
  - ☐ Transformer
  - ☐ Water Meter
  - ☐ Water Valve



Magnetic 1982

- Reference:
- Unrecorded plat by Coastal Land Surveyors, Inc. dated May 12, 1987 for Conway Freewill Baptist Church.
  - Plat by Samuel H. Harrelson dated May 18, 1977 for City of Conway. Recorded in Plat Book 62 at Page 33, Horry County Records.

- Notes:
- PIN: 368-06-02-0007, TMS: 137-00-03-001
  - Owner of record: City of Conway  
1001 3rd Avenue  
Conway, SC 29526
  - The 100-Year Flood Boundary was obtained directly from FEMA Flood Map 45051C0533 K, (effective date December 16, 2021). This property is located in various Flood Zones. Flood Zone locations are scaled from current FEMA Maps. Scales vary from 1"=500' to 1"=2000' and are noted as being approximate on said maps. Terry M. Watson, PLS does not certify to or assume responsibility of the accuracy of the Flood zone lines. This plat is not the basis for Flood Zone determination or Flood Zone related issues.
  - Declaration is made to original purchaser of the Survey. It is not transferable to additional institutions or subsequent owners.
  - No attempt has been made as a part of this Boundary Survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility or Municipal/Public Service Facility. For information regarding these utilities please contact the appropriate agencies.
  - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
  - This property is subject to all easements or restrictions of record.
  - This is a resurvey of parcel described in Deed Book xxxx at Page xxx.
  - A portion of this property may be subject to Corps of Engineers Wetland Jurisdiction.
  - This property is not located within 2000' of the two required horizontal State Plane Monuments.
  - 5/8" iron rods set at all corners unless noted otherwise.
  - All bearings are based upon Magnetic North. All distances shown are horizontal and not grid distances.
  - All structures shown on the plat are the only structures existing on the date of the survey.
  - This parcel to be combined with PIN: 368-06-01-0016 to make one parcel. The dashed lines shown as 573°38'29"W 81.71' and N25°46'58"W 73.38' to be abandoned.



Certificate of Ownership and Dedication

The undersigned hereby certify that I am (we are) the owner(s) of the property shown and described here on and that I (we) hereby adopt this (plan of development/plot) with my (our) free consent and that I (we) hereby dedicate all items as specifically shown or indicated on said plat.

Date 2-7, 2023  
*Terry M. Watson, Clerk*  
 Owner

Certificate of Accuracy

"I Terry M. Watson, hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein, that the ratio of precision as calculated meets or exceeds a maximum allowable error of 1:7500; and that the monuments as shown hereon have been placed in accordance with the law and the standards of practice. Witness my original signature, registration and seal this 6th day of October, A.D., 2022.

*Terry M. Watson*  
 Terry M. Watson, P.L.S., No. 7168  
 October 6, 2022

Revisions		Job No.: TMW-1084	
No.	Date	By	Description

**TERRY M. WATSON, P.L.S.**  
**Surveyors · Land Planners**  
 500 McQueen St. • Conway, S. C. 29527  
 (843) 602-0796 • surveysc@gmail.com

**Combination of Parcels Survey**  
 lot containing 0.12 acre  
 PIN: 368-06-02-0007, TMS: 137-00-03-001  
 Conway Township, Horry County, S.C.  
 Prepared for  
**Conway Freewill Baptist Church**

TMW-1084

**DATE: APRIL 17, 2023**

**ITEM: VII.B.**

**ISSUE:**

First Reading of Ordinance #ZA2023-05-01 (B), to annex approximately 1.01 acres of property, located near the intersection of Highway 501 and Four Mile Road (PIN 326-09-03-0002), and request to rezone from the Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Highway Commercial (HC) district.

**BACKGROUND:**

The applicant submitted an annexation and rezoning application for this property on February 13, 2023. The adjacent parcel (PIN 326-09-03-0003), directly on the corner of Hwy 501 and Four Mile Rd, was annexed into the City in 2017. The intent is to combine the parcels once annexation is complete. A sketch plan has been circulated for review by the Technical Review Committee for a convenience store, currently known as “Parker’s Kitchen” to be constructed on the property. A copy of this sketch plan has been included in your packet.

*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.*

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The *Comprehensive Plan* identifies this parcel as Highway Commercial (HC) on the Future Land Use Map.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission held the required public hearing at their April 6, 2023 meeting. There was no public input. The applicant was present to answer any questions PC had. Planning Commission unanimously recommended approval of the request.

**STAFF RECOMMENDATION:**

Staff recommends approval of First Reading of Ordinance #ZA2023-05-01 (B).

**Attachments:**

Application;

GIS maps;

Sketch plan for Parker’s Kitchen

**ORDINANCE #ZA2023-05-01 (B)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 1.01 ACRES OF PROPERTY LOCATED NEAR THE INTERSECTION OF HIGHWAY 501 AND FOUR MILE ROAD (PIN 326-09-03-0002), AND REQUEST TO REZONE FROM THE HORRY COUNTY COMMERCIAL FOREST AGRICULTURE (CFA) DISTRICT TO THE CITY OF CONWAY HIGHWAY COMMERCIAL (HC) 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 1.01 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 1.01 acres of property located near the intersection of Highway 501 and Four Mile Road (PIN 326-09-03-0002), and request to rezone from the Horry County Commercial Forest Agriculture (CFA) District to the City of Conway Highway Commercial (HC) 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 Highway Commercial (HC) 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: \_\_\_\_\_

Final Reading: \_\_\_\_\_

# Legend

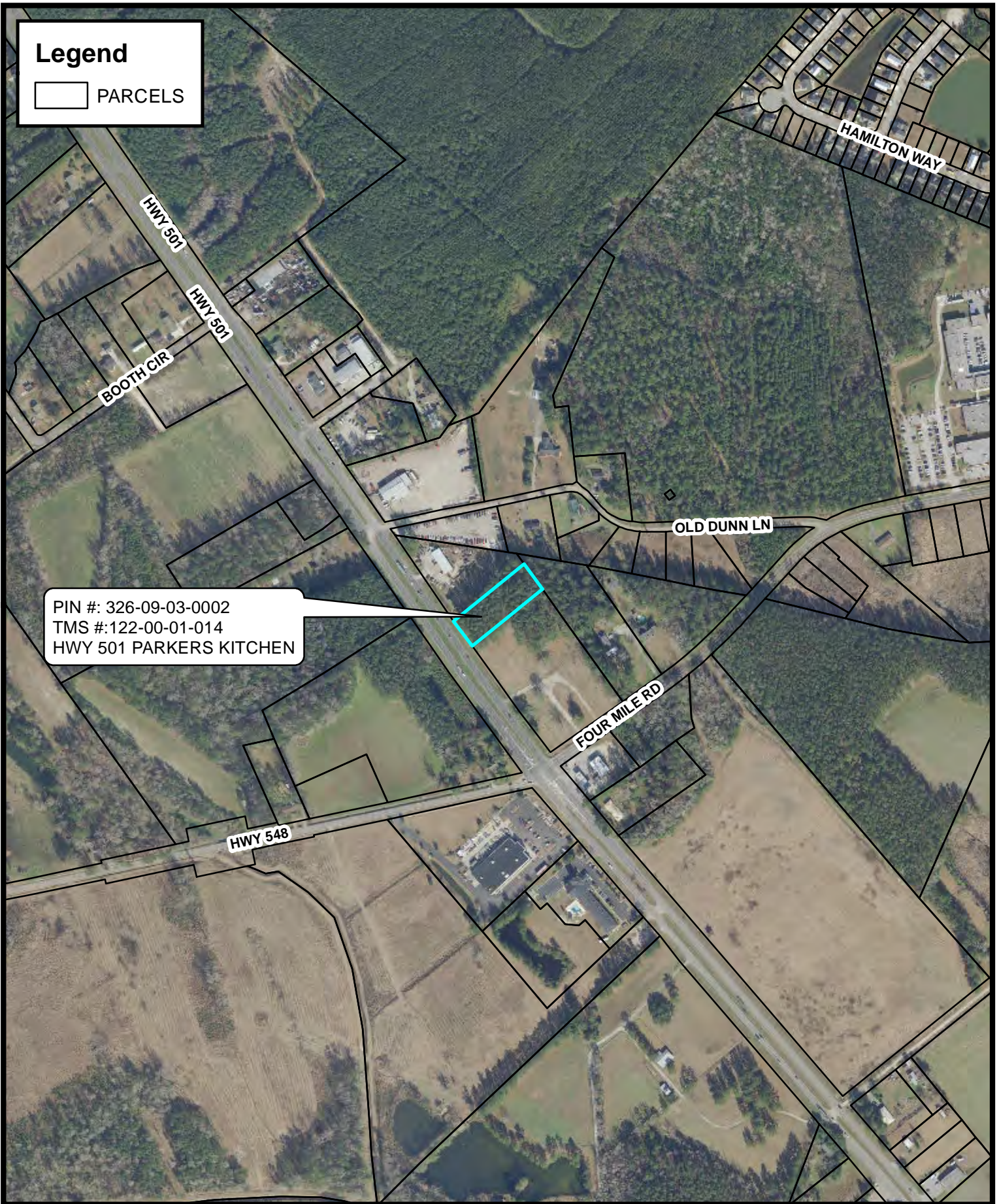
▭ PARCELS

PIN #: 326-09-03-0002  
TMS #: 122-00-01-014  
HWY 501 PARKERS KITCHEN

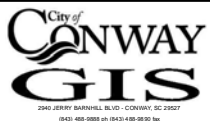


# Legend

▭ PARCELS



PIN #: 326-09-03-0002  
TMS #: 122-00-01-014  
HWY 501 PARKERS KITCHEN



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.



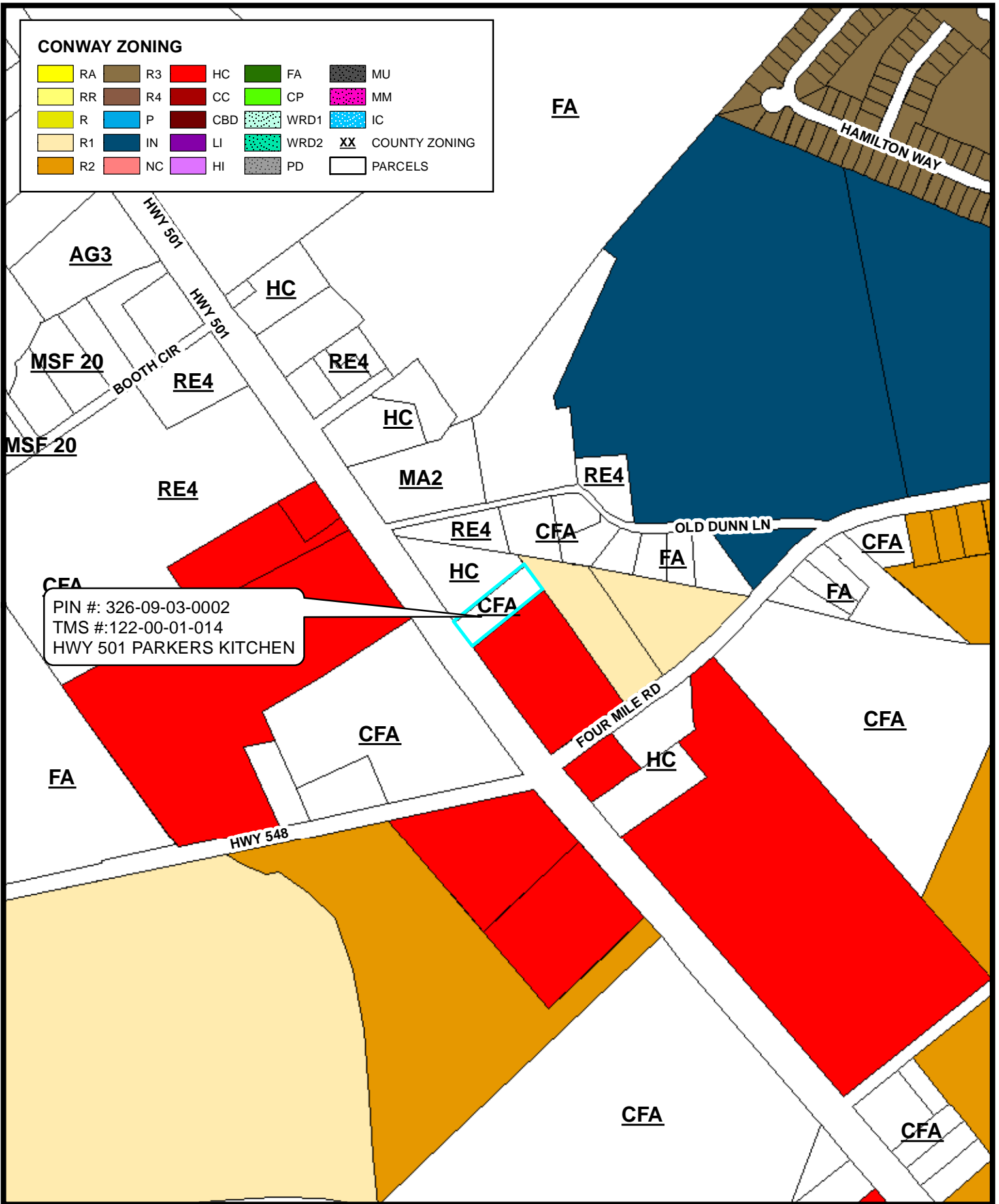
PIN #: 326-09-03-0002  
TMS #: 122-00-01-014  
HWY 501 PARKERS KITCHEN



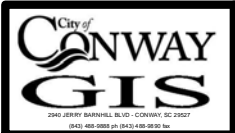


**CONWAY ZONING**

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



PIN #: 326-09-03-0002  
 TMS #: 122-00-01-014  
 HWY 501 PARKERS KITCHEN



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.

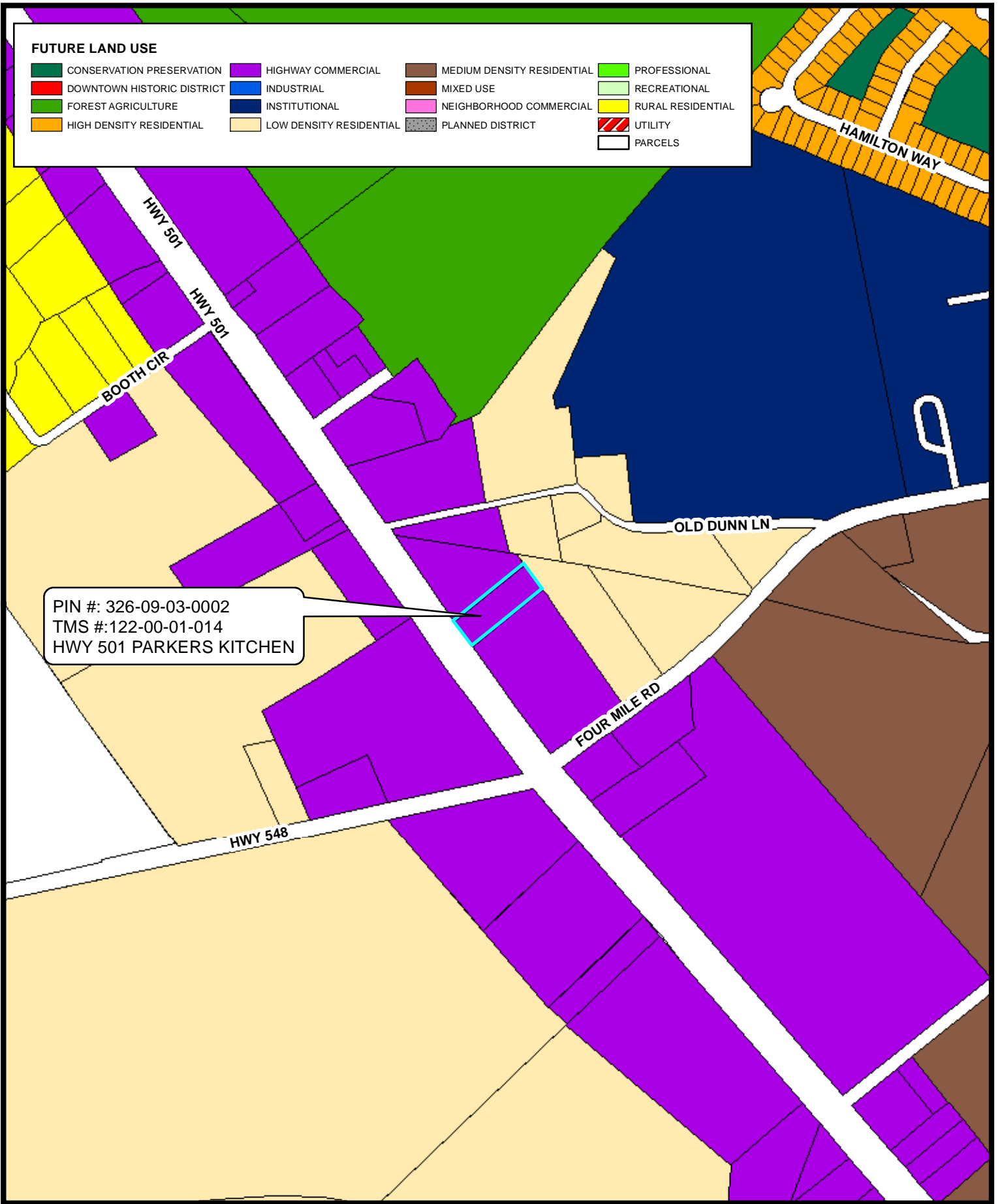


PIN #: 326-09-03-0002  
 TMS #: 122-00-01-014  
 HWY 501 PARKERS KITCHEN

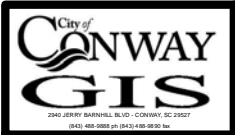


**FUTURE LAND USE**

- |                            |                         |                            |                   |
|----------------------------|-------------------------|----------------------------|-------------------|
| 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 #: 326-09-03-0002  
 TMS #: 122-00-01-014  
 HWY 501 PARKERS KITCHEN








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.



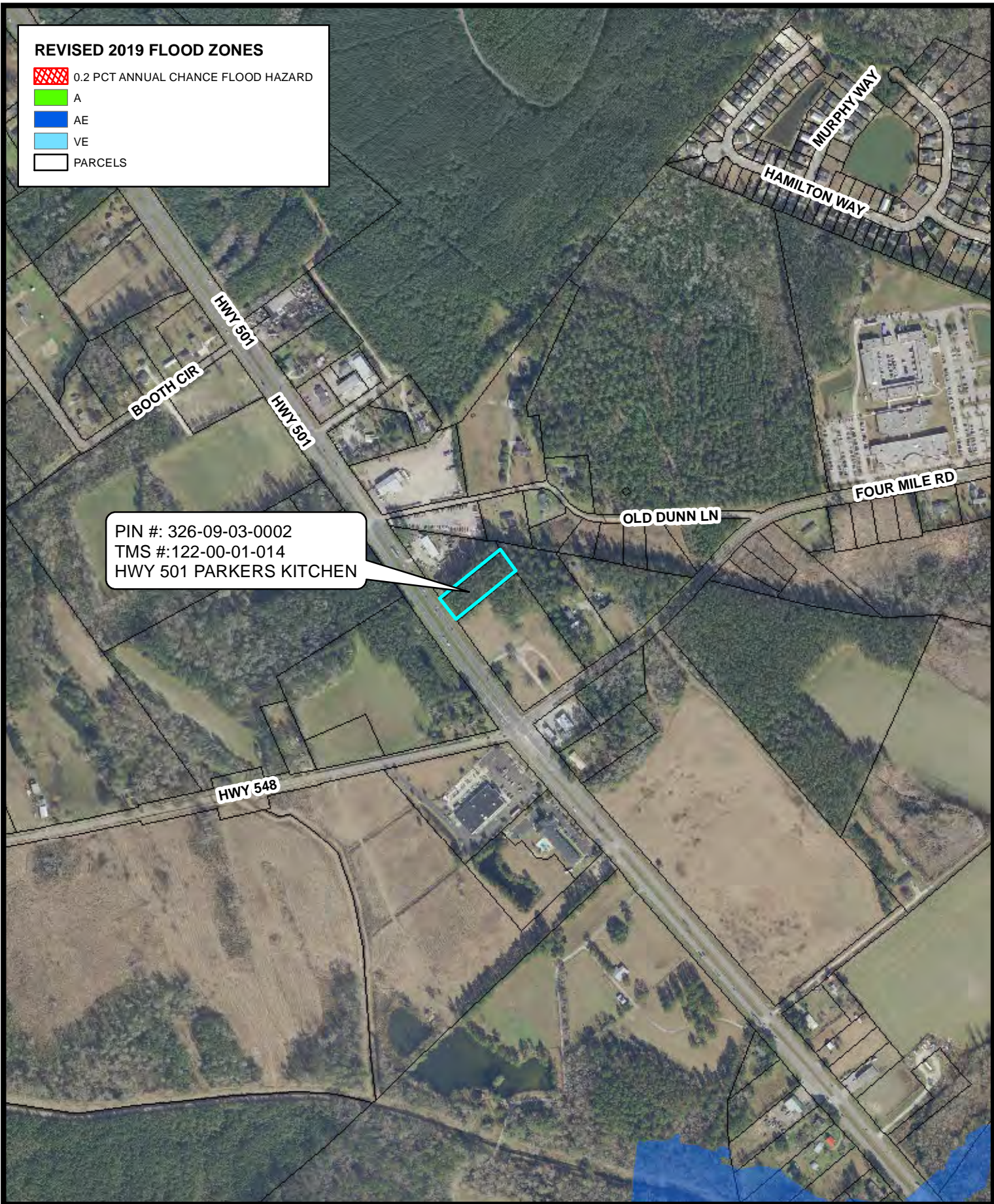
PIN #: 326-09-03-0002  
 TMS #: 122-00-01-014  
 HWY 501 PARKERS KITCHEN



**REVISED 2019 FLOOD ZONES**

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

PIN #: 326-09-03-0002  
TMS #: 122-00-01-014  
HWY 501 PARKERS KITCHEN



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PIN #: 326-09-03-0002  
TMS #: 122-00-01-014  
HWY 501 PARKERS KITCHEN





# 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](http://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: N/A FEE PAID ( ) YES ( ) NO

AREA OF SUBJECT PROPERTY (ACREAGE): 1.01 PIN: 326-09-03-0002

CURRENT ZONING CLASSIFICATION: CFA

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Urban Corridor, Suburban Corridor, & Transitional Growth Area

REQUESTED ZONING CLASSIFICATION: HC

NAME OF PROPERTY OWNER(S):

Hardee Family Holdings LLC

PHONE # (843) 365-8989

PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):

1147 Maple St,  
Aynor, SC 29511

3590 Hwy 501  
Conway SC 29526

\*\*\*\*\*

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

[Signature]  
PROPERTY OWNER'S SIGNATURE(S)

2/13/2023  
DATE

PROPERTY OWNER'S SIGNATURE(S)

DATE

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



# PETITION FOR ANNEXATION

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

Is there a structure on the lot: No Structure Type: N/A

Current Use: Undeveloped Lot that is being used as construction equipment storage area

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.**

**[planning@cityofconway.com](mailto:planning@cityofconway.com)**



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: On Hwy 501, near NE corner of the intersection with Four Mile Rd

PIN: 326-09-03-0002 ACREAGE: 1.01

PROPERTY ADDRESS: N/A

PROPERTY OWNER MAILING ADDRESS: 1147 Maple St, Aynor, SC 29511

PROPERTY OWNER TELEPHONE NUMBER:

PROPERTY OWNER EMAIL:

APPLICANT: Daniel - Parker's Kitchen

APPLICANT'S EMAIL: dbenyisrael@parkersav.com

IS THE APPLICANT THE PROPERTY OWNER? CIRCLE: YES [ ] NO [x]

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)

Hardee Family Holdings LLC
(Print)

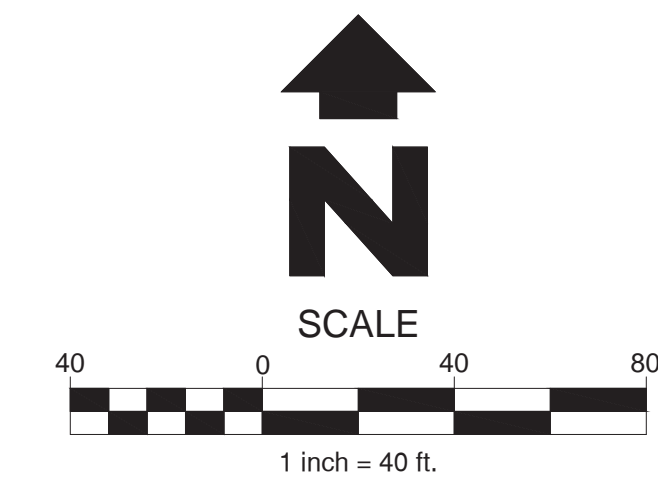
[Signature]

DATE: 2/13/2023

(Print)

(Signature)

DATE:



**PIN# 326-09-03-0003 &  
 326-09-03-0002**

**PROPOSED LEGEND**

- PROPERTY LINE
- ==== CURB & GUTTER
- BSL — BUILDING SETBACK LINE
- LSL — LANDSCAPE SETBACK LINE
- ◇ PARKING COUNT

**ZONING**  
 HC HIGHWAY COMMERCIAL

**LOT SIZE**  
 ±5.56 ACRES EXISTING  
 ±5.56 ACRES PROPOSED

**MINIMUM BUILDING SETBACKS**  
 FRONT 30'  
 SIDE 15'  
 SIDE STREET 20'  
 REAR 20'

**BUILDING HEIGHT**  
 MAX: 50'

**PARKING**  
 REQUIRED:  
 32 SPACES  
 SERVICE STATION = 2 / FUEL PUMP  
 PROVIDED:  
 45 AUTO SPACES  
 9 TRUCK SPACES

**LANDSCAPING**  
 REQUIRED:  
 15' MIN. FRONT BUFFER (STREET)  
 15' PERIMETER BUFFER ADJACENT TO RESIDENTIAL (TYPE B)  
 5' PERIMETER BUFFER ADJACENT LOT (TYPE A)

\*DRIVEWAY LOCATION HAS BEEN COORDINATED WITH SCDOT  
 \*DETENTION SIZE AND LOCATION HAVE NOT BEEN VERIFIED - NEED DRAINAGE ANALYSIS. CURRENT LAYOUT DESIGNED FOR ABOVE GROUND DETENTION.

**HFA**  
 Creative Solutions  
 Meaningful Places

**HARRISON FRENCH & ASSOCIATES, LTD**  
 1705 S. Walton Blvd., Suite 3  
 Bentonville, Arkansas 72712  
 t 479.273.7780  
 f 888.520.9685  
 www.hfa-ac.com

**STIPULATION FOR REUSE**  
 THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT FOUR MILE RD CONWAY, SC AND IS NOT TO BE REUSED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF HARRISON FRENCH & ASSOCIATES, LTD. THE USE OF THIS DRAWING FOR ANY OTHER PROJECT REQUIRES THE SERVICES OF HARRISON FRENCH & ASSOCIATES, LTD. IN ORDER TO REPRODUCE OR REUSE THIS PROJECT IN ANY MANNER AND MAY BE NECESSARY TO THE LAW.

**PARKER'S KITCHEN**

W HWY 501 & FOUR MILE RD  
 CONWAY, SC

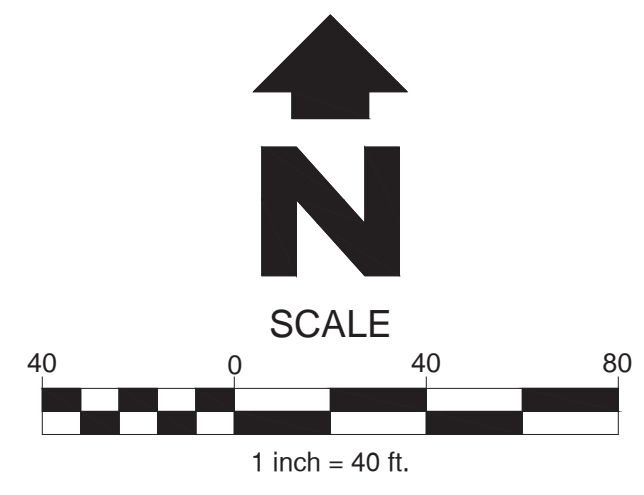
PROJ NUMBER: 18-22-30009

**ISSUE BLOCK**

△	TITLE	DATE
	CSP	12/07/22
	SKETCH PLAN	1/19/23

DOCUMENT DATE:	12/7/22
CHECKED BY:	ENH
DRAWN BY:	MAZ

CSP



**PROPOSED LEGEND**

- PROPERTY LINE
- ==== CURB & GUTTER
- BSL --- BUILDING SETBACK LINE
- LSL --- LANDSCAPE SETBACK LINE
- ◇ PARKING COUNT

**ZONING**  
 HC HIGHWAY COMMERCIAL

**LOT SIZE**  
 ±5.56 ACRES EXISTING  
 ±5.56 ACRES PROPOSED

**MINIMUM BUILDING SETBACKS**  
 FRONT 30'  
 SIDE 15'  
 SIDE STREET 20'  
 REAR 20'

**BUILDING HEIGHT**  
 MAX: 50'

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 32 SPACES  
 SERVICE STATION = 2 / FUEL PUMP  
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**PARKER'S KITCHEN**  
 W HWY 501 & FOUR MILE RD  
 CONWAY, SC  
 PROJ NUMBER: 18-22-30009

**ISSUE BLOCK**

△	TITLE	DATE
	CSP	12/07/22
	SKETCH PLAN	1/19/23

DOCUMENT DATE:	12/7/22
CHECKED BY:	ENH
DRAWN BY:	MAZ

CSP



**DATE: APRIL 17, 2023**

**ITEM: VII.C.**

**ISSUE:**

First Reading of Ordinance #ZA2023-05-01 (C), to annex approximately 2.45 acres of property located at 3594 Hwy 701 South (PIN 381-01-04-0022), and request to rezone from Horry County Indoor Amusement Commercial (AM1) to City of Conway Highway Commercial (HC).

**BACKGROUND:**

The applicant submitted an annexation and rezoning application for this property on February 21, 2023. There are existing restrictive covenants on record for this property, and annexation is now required in accordance with the restrictive covenants. By signing restrictive covenants, the previous owners of the subject property agreed that once the property became contiguous to the City limits, they or any future owners of the subject property would agree to petition for annexation into the City limits (per *Section 5-3-150 (3)* of the Code of Laws for the State of SC). This property became contiguous once the adjacent parcel, 3550 Hwy 701 South (Bucks Township Storage) was annexed, as of March 20, 2023. The subject property has a retail gun store and indoor shooting range on the property.

The applicant has expressed concerns with annexing into the city limits, as the city does not currently address shooting ranges, regardless of indoor or outdoor, in the *Unified Development Ordinance (UDO)*. The main concern would be the inability of the applicant to expand once annexed, as the UDO does not permit nonconforming uses or structures to expand. Staff is currently working on a text amendment that will address shooting ranges. The proposed amendment has been advertised for the May 4, 2023 Planning Commission meeting.

**Highway Commercial (HC) Zoning District:**

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.*

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The *Comprehensive Plan* also identifies this parcel as Highway Commercial (HC) on the Future Land Use Map.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission held the required public hearing at their April 6, 2023 meeting. There was no public input. The applicant's agent was present to address any questions PC had. Planning Commission recommended approval of the request.

**STAFF RECOMMENDATION:**

Staff recommends approval of First Reading of Ordinance #ZA2023-05-01 (C).

**ORDINANCE #ZA2023-05-01 (C)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 2.45 ACRES OF PROPERTY LOCATED 3594 HIGHWAY 701 SOUTH (PIN 381-01-04-0022), AND REQUEST TO REZONE FROM THE HORRY COUNTY INDOOR AMUSEMENT COMMERCIAL (AM1) DISTRICT TO THE CITY OF CONWAY HIGHWAY COMMERCIAL (HC) 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 2.45 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 2.45 acres of property located at 3594 Highway 701 South (PIN 381-01-04-0022), and request to rezone from the Horry County Indoor Amusement Commercial (AM1) District to the City of Conway Highway Commercial (HC) 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 Highway Commercial (HC) 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: \_\_\_\_\_

Final Reading: \_\_\_\_\_

# Legend

 PARCELS

 PERIMETER ROAD EL BETHEL EXT

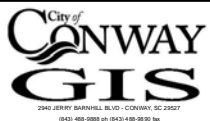
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TMS #: 149-00-02-149  
3594 HWY 701 S

COPPERHEAD RD

HWY 701 S

WHITE OAK FOREST PL

PITCH LANDING RD



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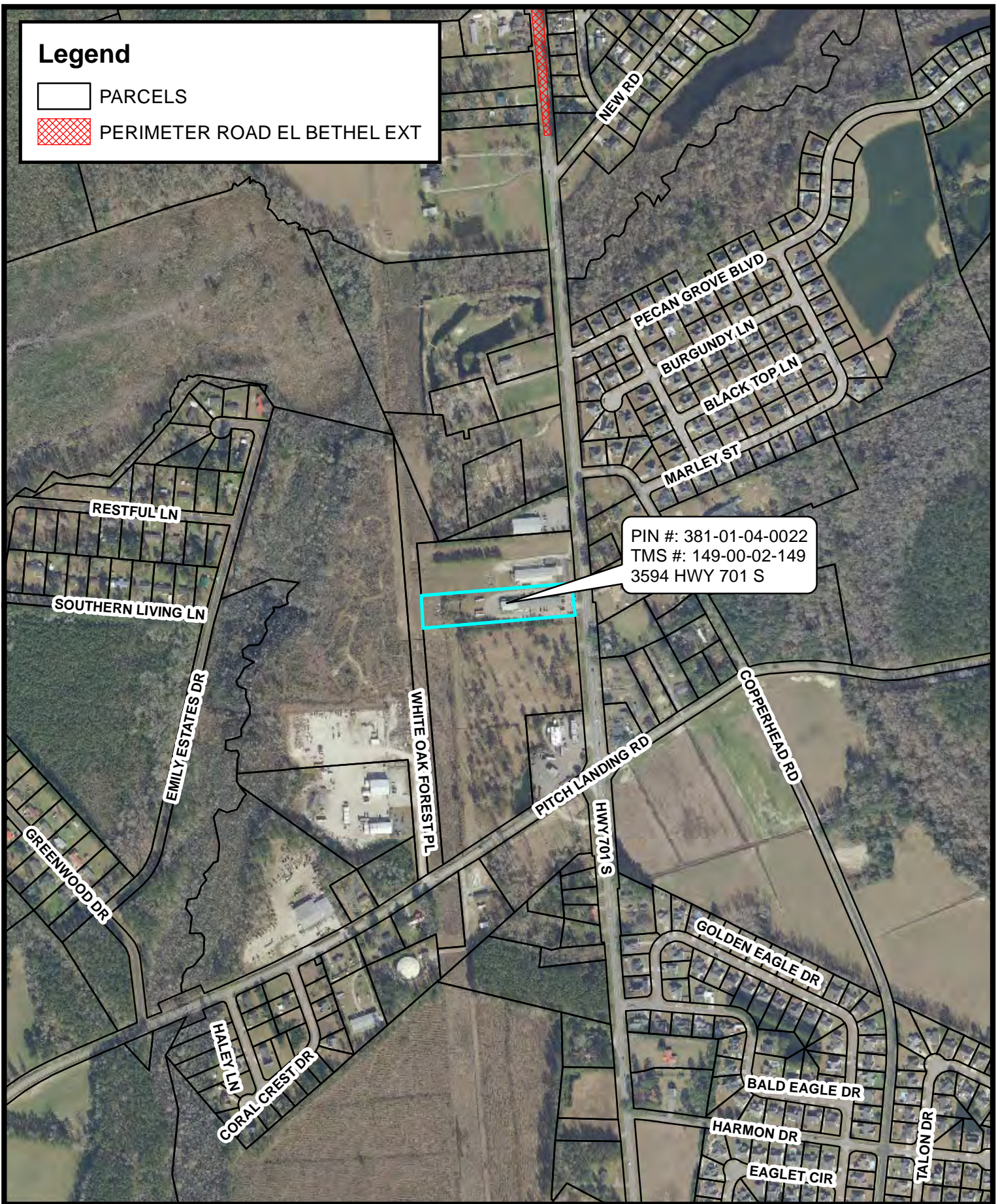
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TMS #: 149-00-02-149  
3594 HWY 701 S  
(P23-0063)



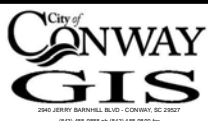
# Legend

 PARCELS

 PERIMETER ROAD EL BETHEL EXT



PIN #: 381-01-04-0022  
TMS #: 149-00-02-149  
3594 HWY 701 S



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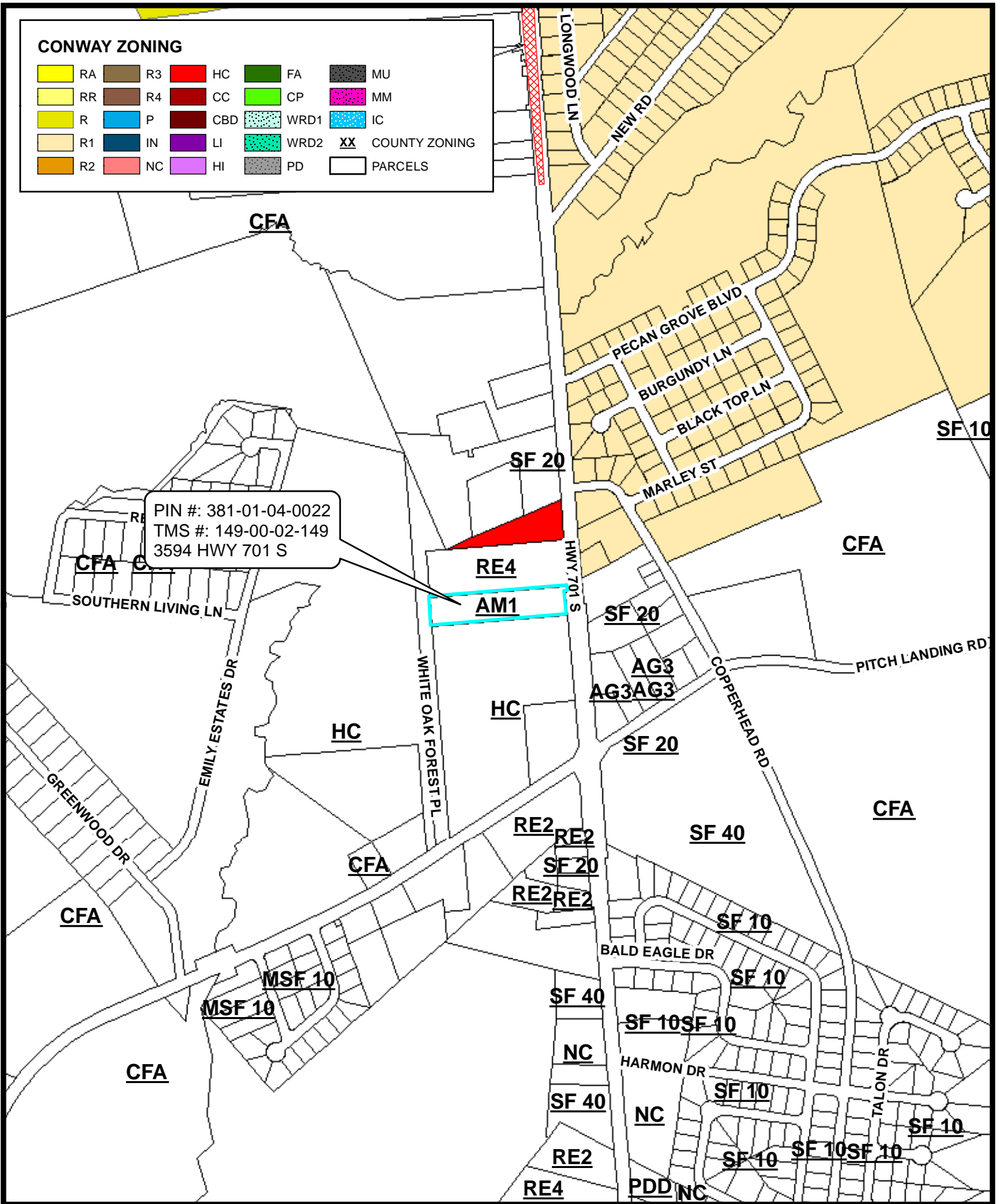


PIN #: 381-01-04-0022  
TMS #: 149-00-02-149  
3594 HWY 701 S  
(P23-0063)



**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



PIN #: 381-01-04-0022  
 TMS #: 149-00-02-149  
 3594 HWY 701 S



















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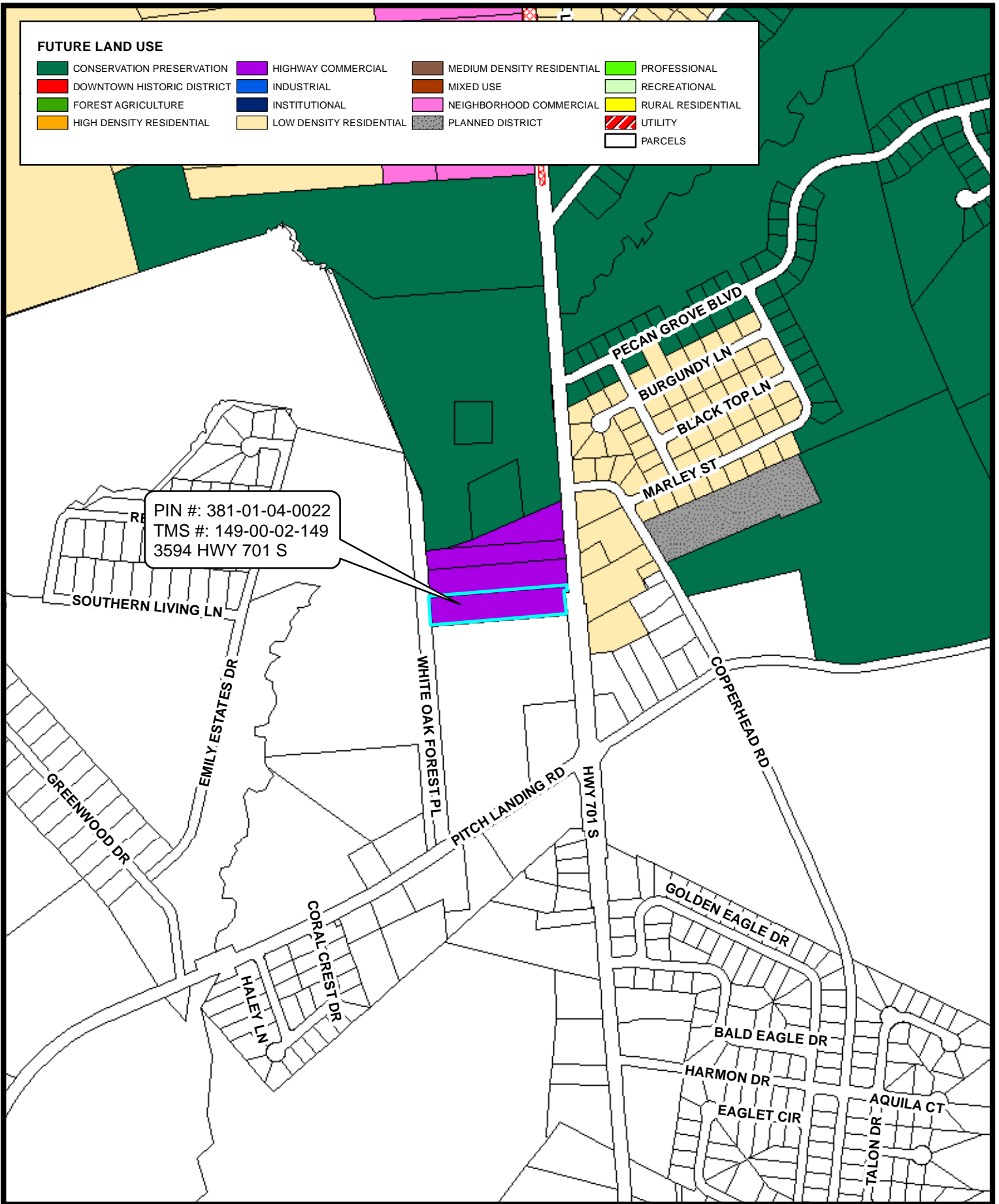


PIN #: 381-01-04-0022  
 TMS #: 149-00-02-149  
 3594 HWY 701 S  
 (P23-0063)



**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 #: 381-01-04-0022  
 TMS #: 149-00-02-149  
 3594 HWY 701 S








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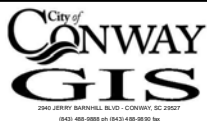
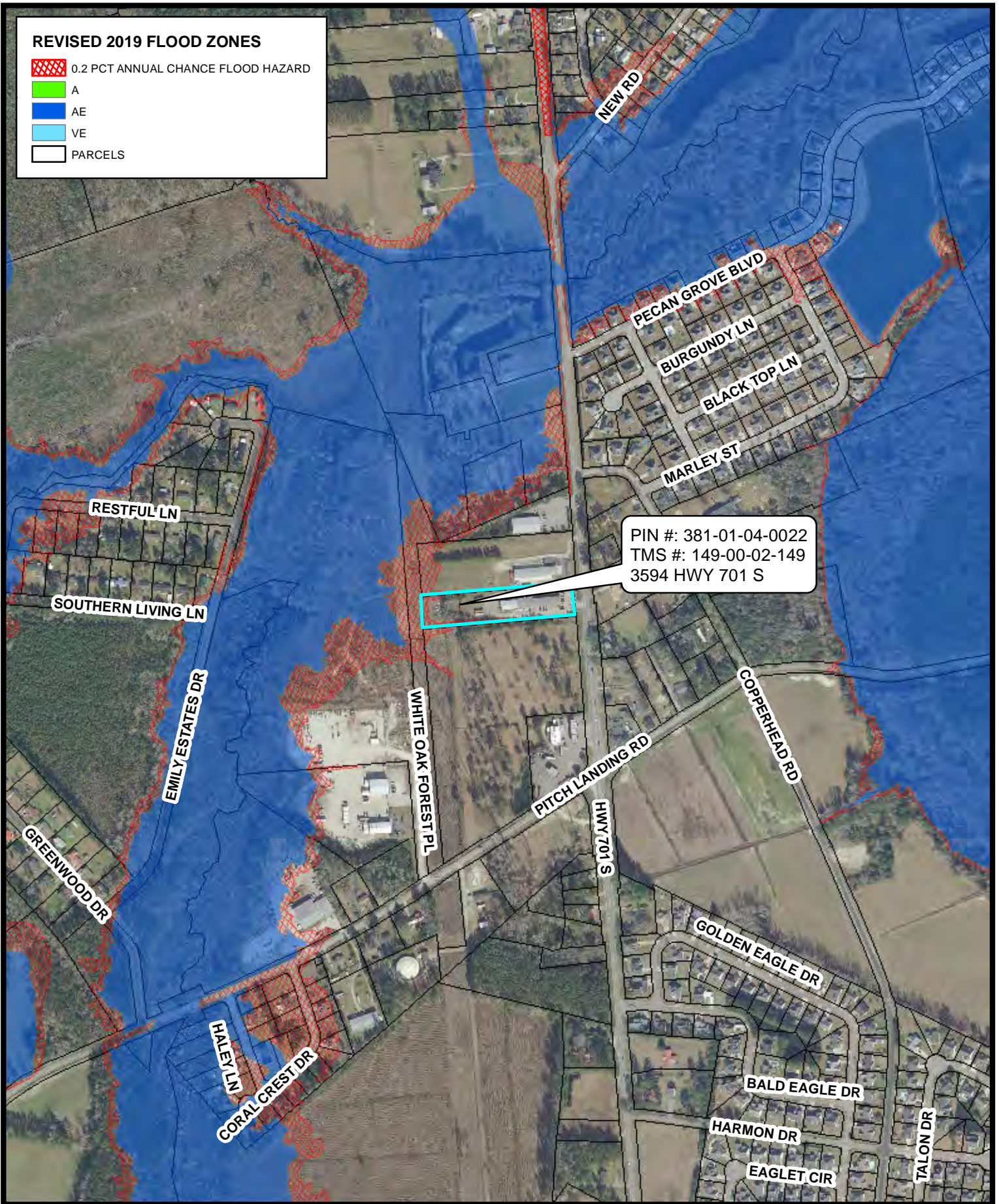


PIN #: 381-01-04-0022  
 TMS #: 149-00-02-149  
 3594 HWY 701 S  
 (P23-0063)



**REVISED 2019 FLOOD ZONES**

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



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PIN #: 381-01-04-0022  
 TMS #: 149-00-02-149  
 3594 HWY 701 S  
 (P23-0063)









# PETITION FOR ANNEXATION

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

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

Current Use: Gun Store with Indoor Shooting Range and Outdoor Shooting Range

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.**

[planning@cityofconway.com](mailto:planning@cityofconway.com)



# Zoning Map Amendment Application

Incomplete applications will not be accepted.

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

City of Conway Planning Department  
196 Laurel Street, 29526

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

[www.cityofconway.com](http://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: 3594 Highway 701 South, Conway, SC FEE PAID ( ) YES ( ) NO

AREA OF SUBJECT PROPERTY (ACREAGE): 2.45 AC PIN: 381-01-04-0022

CURRENT ZONING CLASSIFICATION: AM1

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Highway Commercial

REQUESTED ZONING CLASSIFICATION: Highway Commercial (Text Amendment for Armory)

NAME OF PROPERTY OWNER(S):

TGS Holdings, LLC PHONE # 843-504-7391

PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):

3594 Highway 701 South, Conway, SC 29527

\*\*\*\*\*

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

See Letter of Agency

PROPERTY OWNER'S SIGNATURE(S) \_\_\_\_\_ DATE \_\_\_\_\_

2/21/23

~~PROPERTY OWNER'S SIGNATURE(S)~~ \_\_\_\_\_ DATE \_\_\_\_\_

APPLICANT

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

**DATE: APRIL 17, 2023**

**ITEM: VII.D.**

**ISSUE:**

First Reading of Ordinance #ZA2023-05-01 (D), to rezone approximately 1.8 acres of property, located at the corner of Highway 378 and Grainger Road (PIN's 338-16-03-0004 and -0006), from the City of Conway Medium-Density Residential (R-2) district to the City of Conway Highway Commercial (HC) district.

**BACKGROUND:**

The applicant submitted a rezoning application on February 15, 2023 to rezone the properties at the corner of Hwy 378 and Grainger Road from the Medium-Density Residential (R-2) District to the Highway Commercial (HC) District. The properties are currently vacant and mostly wooded.

**Highway Commercial (HC) Zoning District:**

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.*

**CITY OF CONWAY COMPREHENSIVE PLAN:**

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

*Surrounding Uses and Zoning Districts:*

Property directly adjacent to these parcels on the same side of the road are also zoned Medium-Density Residential (R-2). Property across Hwy 378 (auto parts store) is zoned HC, as well as across Grainger Rd (gas station).

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission held the required public hearing at their April 6, 2023 meeting. There was no public input. Planning Commission recommended approval of the rezoning request; however, the recommendation was not unanimous.

**STAFF RECOMMENDATION:**

Staff recommends approval of First Reading of Ordinance #ZA2023-05-01 (D).

**ATTACHMENTS:**

Application;  
GIS Maps

**ORDINANCE #ZA2023-05-01 (D)**

**AN ORDINANCE TO REZONE APPROXIMATELY 1.8 ACRES OF PROPERTY LOCATED ON THE CORNER OF HIGHWAY 378 AND GRAINGER ROAD (PIN'S 338-16-03-0004 AND 338-16-03-0006) FROM THE MEDIUM-DENSITY RESIDENTIAL (R-2) DISTRICT TO THE HIGHWAY COMMERCIAL (HC) 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 1.8 acres located on the corner of Highway 378 and Grainger Road (PIN's 338-16-03-0004 and 338-16-03-0006) from Medium-Density Residential (R-2) to Highway Commercial (HC); and

**WHEREAS**, the Planning Commission of the City of Conway, on April 6, 2023, held the required public hearing to discuss the request to rezone from Medium-Density Residential (R-2) to Highway Commercial (HC), 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 subject 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 1.8 acres located on the corner of Highway 378 and Grainger Road (PIN's 338-16-03-0004 and 338-16-03-0006) from Medium-Density Residential (R-2) to Highway Commercial (HC); 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

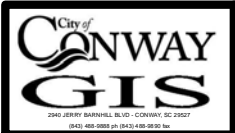
\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: \_\_\_\_\_

Final Reading: \_\_\_\_\_

# 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.

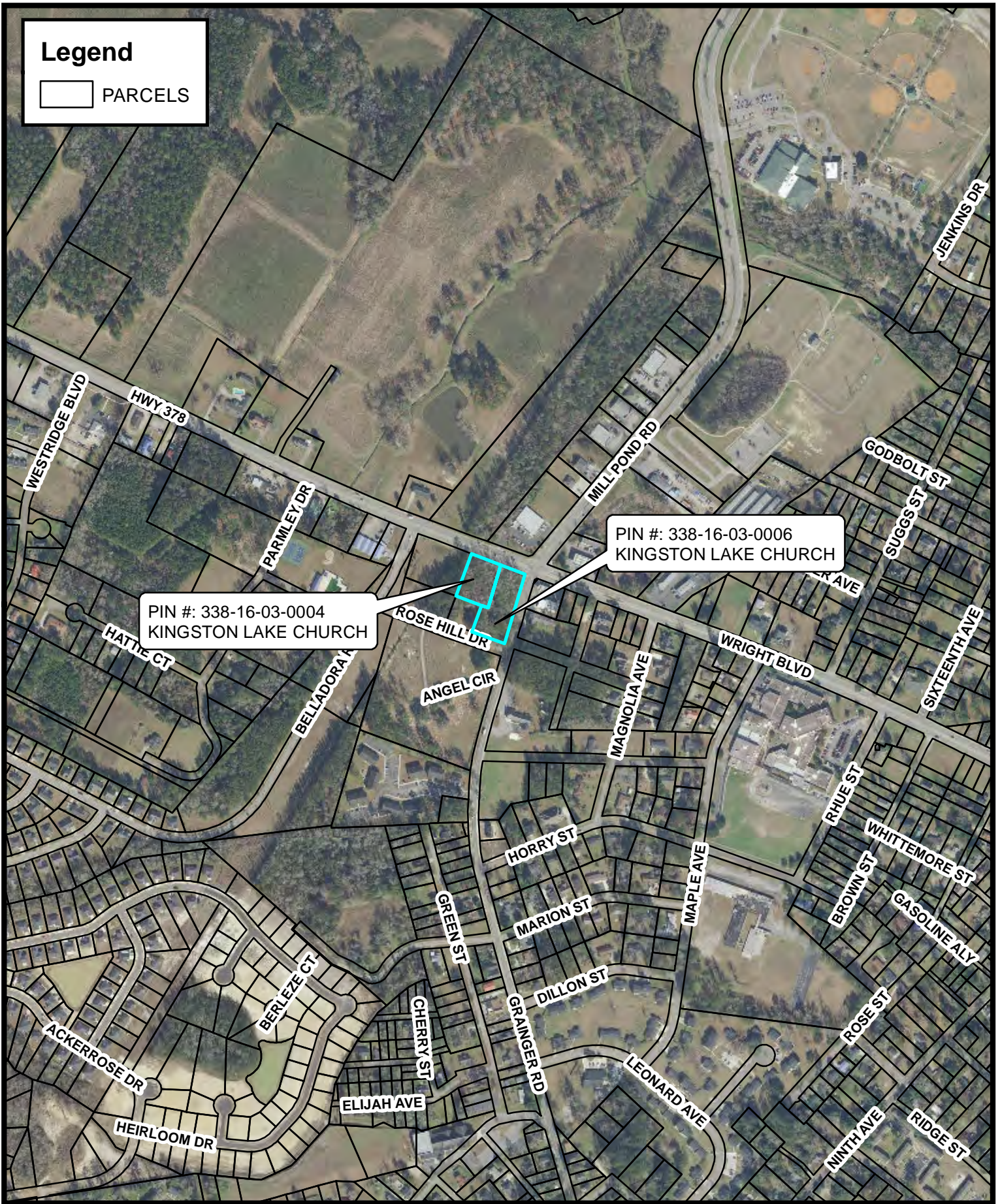


PIN #: 338-16-03-0006  
PIN #: 338-16-03-0004  
KINGSTON LAKE CHURCH  
(P23-0058)



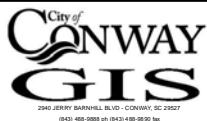
# Legend

▭ PARCELS



PIN #: 338-16-03-0004  
KINGSTON LAKE CHURCH

PIN #: 338-16-03-0006  
KINGSTON LAKE CHURCH



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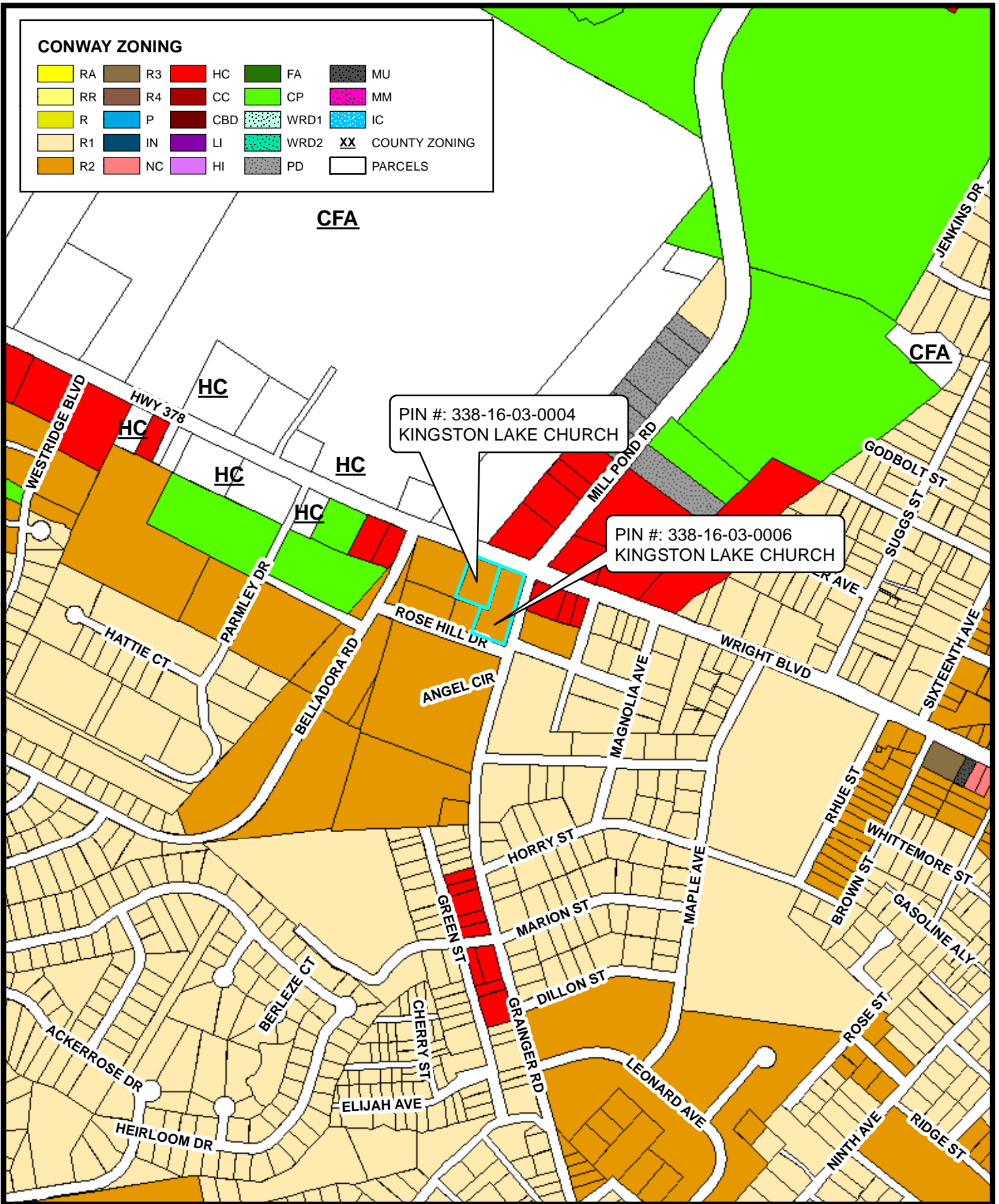
PIN #: 338-16-03-0006  
PIN #: 338-16-03-0004  
KINGSTON LAKE CHURCH  
(P23-0058)





**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



**CFA**

PIN #: 338-16-03-0004  
KINGSTON LAKE CHURCH

PIN #: 338-16-03-0006  
KINGSTON LAKE CHURCH

**CFA**






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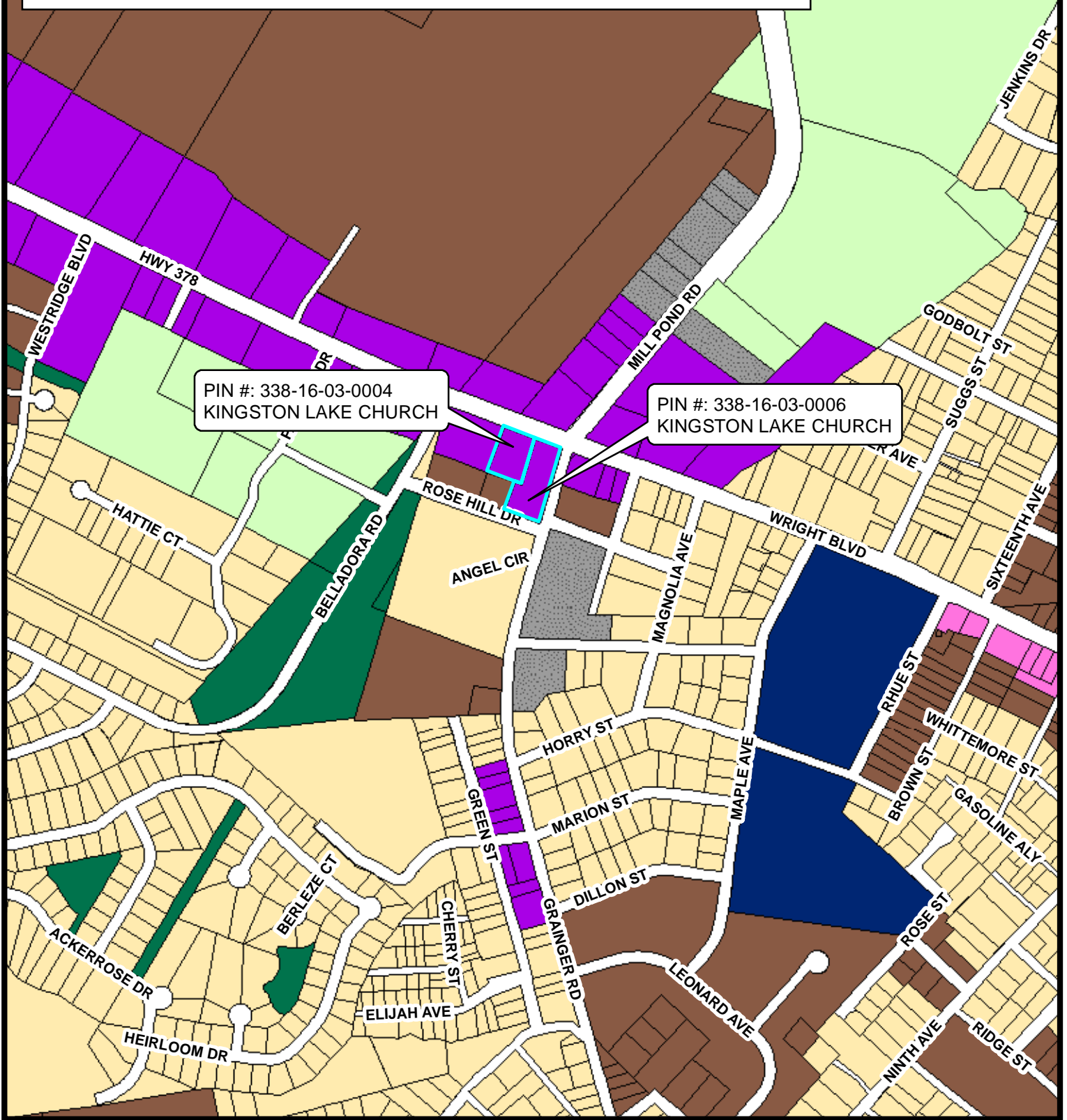


PIN #: 338-16-03-0006  
PIN #: 338-16-03-0004  
KINGSTON LAKE CHURCH  
(P23-0058)



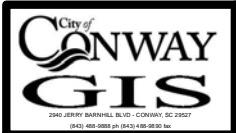
**FUTURE LAND USE**

- |  |   |  |  |
|--|---|--|--|
|  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 #: 338-16-03-0004  
KINGSTON LAKE CHURCH

PIN #: 338-16-03-0006  
KINGSTON LAKE CHURCH








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PIN #: 338-16-03-0006  
PIN #: 338-16-03-0004  
KINGSTON LAKE CHURCH  
(P23-0058)



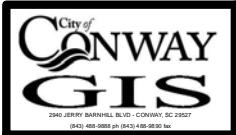
**REVISED 2019 FLOOD ZONES**

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



PIN #: 338-16-03-0004  
KINGSTON LAKE CHURCH

PIN #: 338-16-03-0006  
KINGSTON LAKE CHURCH



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PIN #: 338-16-03-0006  
PIN #: 338-16-03-0004  
KINGSTON LAKE CHURCH  
(P23-0058)





# Zoning Map Amendment Application

Incomplete applications will not be accepted.

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

City of Conway Planning Department  
196 Laurel Street, 29526

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

[www.cityofconway.com](http://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. R-1 rezoning requests will not be charged a fee. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: Corner Hwy 378 & France Rd. FEE PAID  YES  NO  
Conway S.C.

AREA OF SUBJECT PROPERTY (ACREAGE): 1.80 PIN: 33816030004  
33816030006

CURRENT ZONING CLASSIFICATION: R2

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: HC

REQUESTED ZONING CLASSIFICATION: HC

NAME OF PROPERTY OWNER(S):  
Kingston Lake Baptist Association / CO Billie J. Johnson PHONE # 843-798-3833  
3410 Church Lane S.C. 29569 PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):  
3410 Church Street Lois S.C. 29569

\*\*\*\*\*

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

Billie J. Johnson (Chairperson of the trustee board)  
PROPERTY OWNER'S SIGNATURE(S) DATE 02/15-2023

PROPERTY OWNER'S SIGNATURE(S) DATE

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

**DATE: APRIL 17, 2023**

**ITEM: VII.E.**

**ISSUE:**

First Reading of Ordinance #ZA2023-05-01 (E), to rezone approximately 1.23 acres of property, located at the corner of Hwy 378 and Green Pond Circle (PIN 337-15-01-0003), from City of Conway Low/Medium-Density Residential (R-1) to City of Conway Highway Commercial (HC).

**BACKGROUND:**

The applicant submitted a rezoning application on February 21, 2023 to rezone the properties at the corner of Hwy 378 and Green Pond Circle from the Low/Medium-Density Residential (R-1) District to the Highway Commercial (HC) District. The property is currently vacant.

The final plat for the Macala Acres subdivision (approved in 2006), located behind this property, shows this parcel as being “reserved for commercial”.

**Highway Commercial (HC) Zoning District:**

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.*

**CITY OF CONWAY COMPREHENSIVE PLAN:**

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

*Surrounding Uses and Zoning Districts:*

Property directly behind this parcel is zoned Low/Medium-Density Residential (R-1) and is the Macala Acres subdivision. Property across Green Pond Circle is also zoned R-1 with a church on the property. Property across Hwy 378 is zoned Heavy Industrial (HI) and Horry County Commercial Forest Agriculture (CFA).

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission held the required public hearing at their April 6<sup>th</sup> meeting. There was no public input. Staff had received one opposition letter to this request, a copy of which was provided to PC. Planning Commission recommended approval of the request; however, it was not unanimous approval.

**STAFF RECOMMENDATION:**

Staff recommends approval of First Reading of Ordinance #ZA2023-05-01 (E).

**ATTACHMENTS:**

Application; GIS Maps

**ORDINANCE #ZA2023-05-01 (E)**

**AN ORDINANCE TO REZONE APPROXIMATELY 1.23 ACRES OF PROPERTY LOCATED ON THE CORNER OF HIGHWAY 378 AND GREEN POND CIRCLE (PIN 337-15-01-0003) FROM THE LOW/MEDIUM-DENSITY RESIDENTIAL (R-1) DISTRICT TO THE HIGHWAY COMMERCIAL (HC) 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 1.23 acres located on the corner of Highway 378 and Green Pond Circle (PIN 337-05-01-0003) from Low/Medium-Density Residential (R-1) to Highway Commercial (HC); and

**WHEREAS**, the Planning Commission of the City of Conway, on April 6, 2023, held the required public hearing to discuss the request to rezone from Low/Medium-Density Residential (R-1) to Highway Commercial (HC), 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 subject 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 1.23 acres located on the corner of Highway 378 and Green Pond Circle (PIN 337-15-01-0003) from Low/Medium-Density Residential (R-1) to Highway Commercial (HC); 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: \_\_\_\_\_

Final Reading: \_\_\_\_\_

### Legend

 PARCELS

 PERIMETER ROAD EL BETHEL EXT

PIN #: 337-15-01-0003  
TMS #: 122-19-01-001  
HWY 378 (MACALA ACRES)



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PIN #: 337-15-01-0003  
TMS #: 122-19-01-001  
HWY 378 (MACALA ACRES)  
(P23-0064)

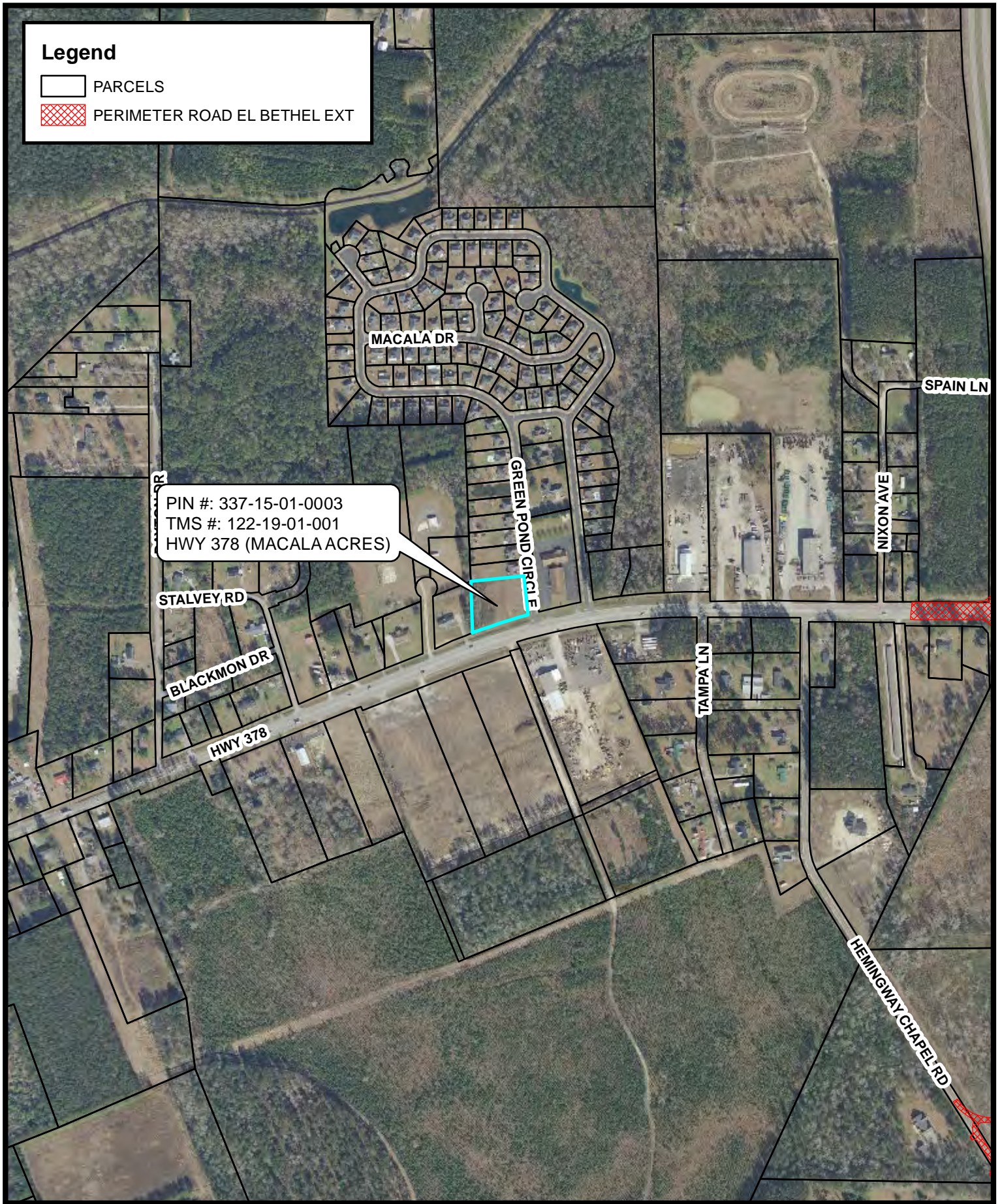




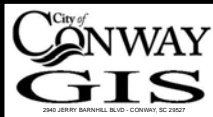
**Legend**

 PARCELS

 PERIMETER ROAD EL BETHEL EXT



PIN #: 337-15-01-0003  
TMS #: 122-19-01-001  
HWY 378 (MACALA ACRES)



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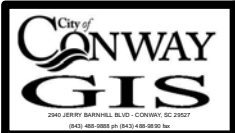
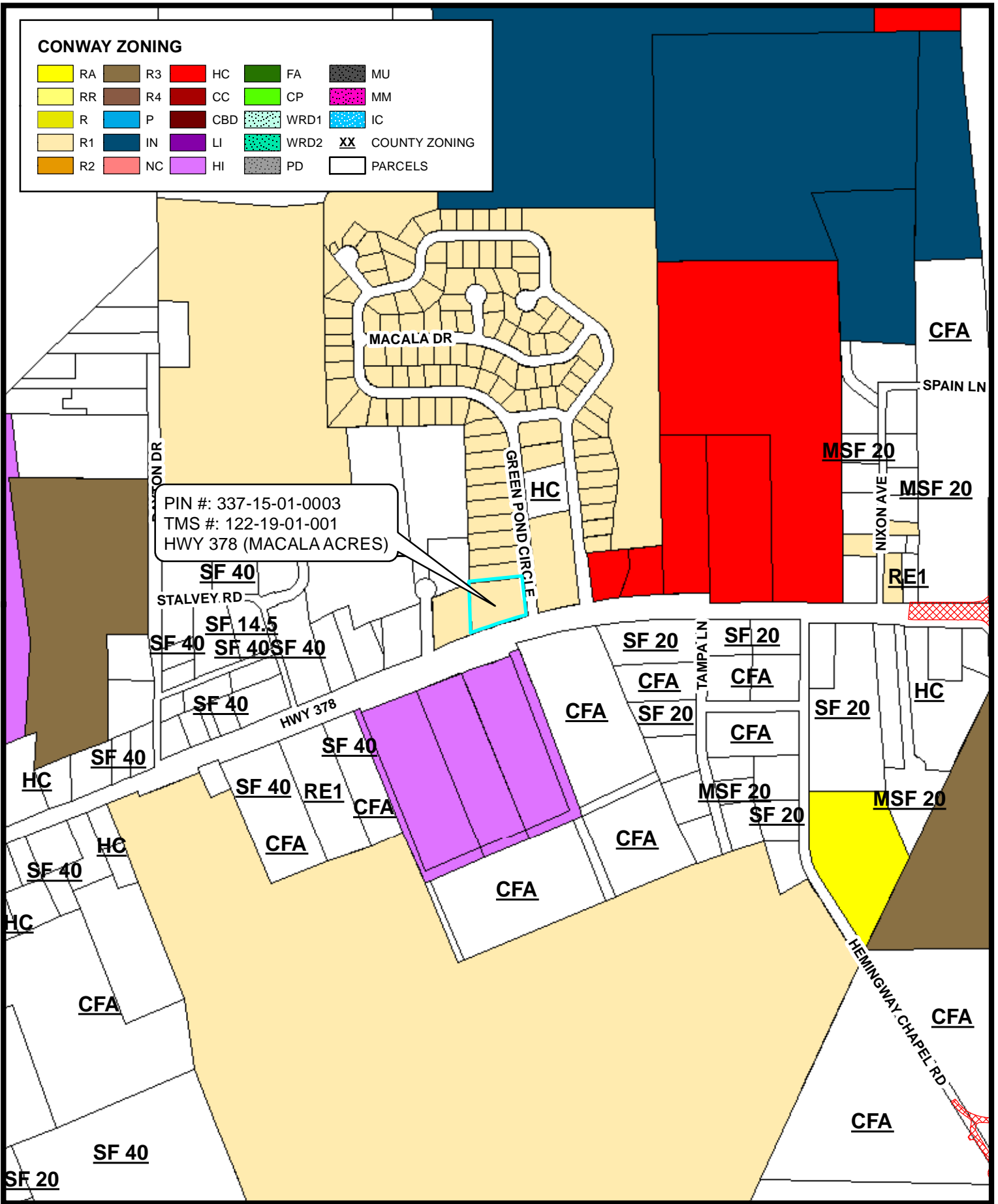


PIN #: 337-15-01-0003  
TMS #: 122-19-01-001  
HWY 378 (MACALA ACRES)  
(P23-0064)



**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



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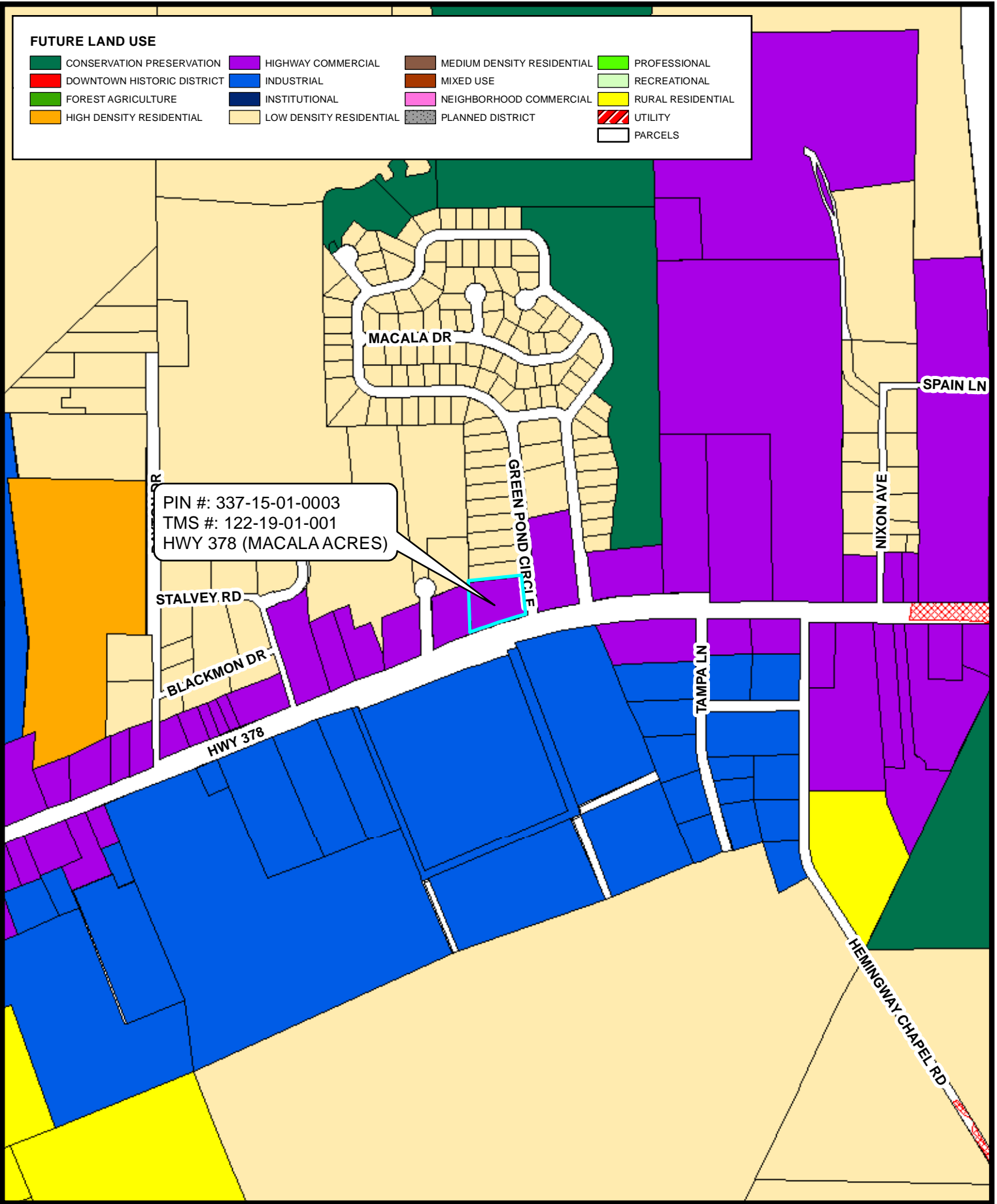


PIN #: 337-15-01-0003  
 TMS #: 122-19-01-001  
 HWY 378 (MACALA ACRES)  
 (P23-0064)

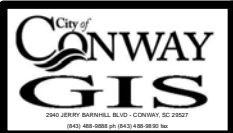


**FUTURE LAND USE**

- |                            |                         |                            |                   |
|----------------------------|-------------------------|----------------------------|-------------------|
| 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 #: 337-15-01-0003  
 TMS #: 122-19-01-001  
 HWY 378 (MACALA ACRES)








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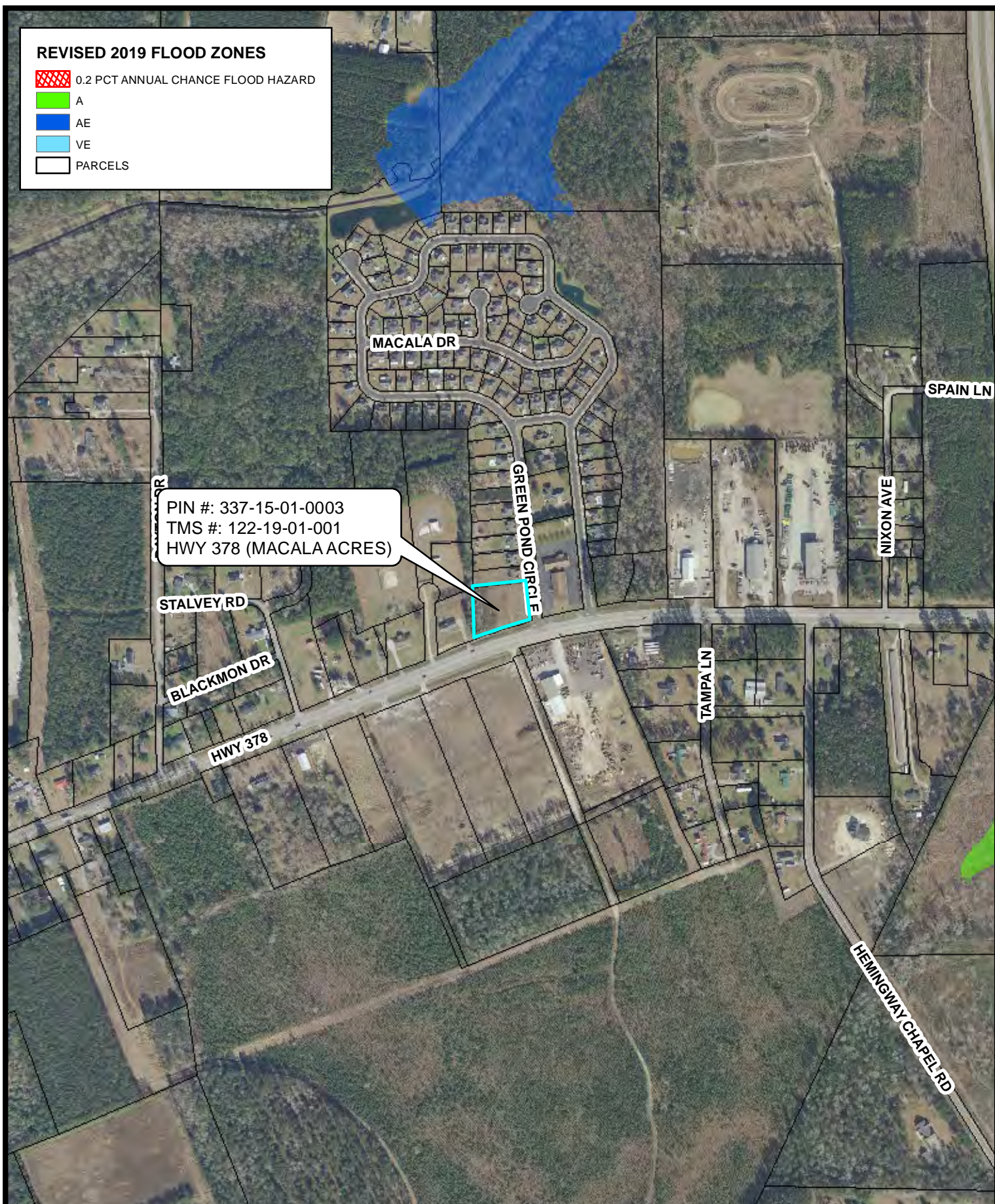


PIN #: 337-15-01-0003  
 TMS #: 122-19-01-001  
 HWY 378 (MACALA ACRES)  
 (P23-0064)

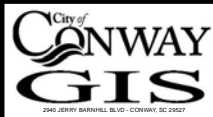


**REVISED 2019 FLOOD ZONES**

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



PIN #: 337-15-01-0003  
TMS #: 122-19-01-001  
HWY 378 (MACALA ACRES)



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PIN #: 337-15-01-0003  
TMS #: 122-19-01-001  
HWY 378 (MACALA ACRES)  
(P23-0064)





# Zoning Map Amendment Application

Incomplete applications will not be accepted.

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

City of Conway Planning Department  
196 Laurel Street, 29526

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

[www.cityofconway.com](http://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: Macala Acres; Res Co FEE PAID  YES  NO

AREA OF SUBJECT PROPERTY (ACREAGE): 1.23 PIN: 33715010003

CURRENT ZONING CLASSIFICATION: R-1

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Highway Commercial

REQUESTED ZONING CLASSIFICATION: Highway Commercial

NAME OF PROPERTY OWNER(S):

Palmetto Properties of Conway, LLC PHONE # 8433652156

PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):

3873 Hwy 701 N

Conway SC 29526

\*\*\*\*\*

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

*Shen Godwin*  
PROPERTY OWNER'S SIGNATURE(S)

2/21/23  
DATE

PROPERTY OWNER'S SIGNATURE(S)

DATE

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

Wkennard @ palmetto corp. com



**DATE: APRIL 17, 2023**

**ITEM: VII.F**

**ISSUE:**

First Reading of Ordinance #ZA2023-05-01 (F) to annex approximately 0.88 acres located at 380 Four Mile Road (PIN 326-10-02-0004), and rezone from the Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Low/Medium Residential (R-1) district.

**BACKGROUND:**

The annexation application was submitted by Melvin & Sharon McCants on February 2, 2023, as a requirement of connection to city water/sewer services. According to Horry County Land Records, the property has been in the applicant's names since 1994. Restrictive covenants were recorded for this property in 1989. The property contains a one-story single-family structure, estimated to be built in 1982.

There are a few parcels adjacent to this one, on the same side of Four Mile Road, that are also zoned R-1. The property zoned Medium-Density Residential (R-2) which surrounds this parcel is the Woodside Crossing subdivision, being developed by Beverly Homes.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The Future Land Use Map of the *Comprehensive Plan* identifies this parcel 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.

**STAFF RECOMMENDATION:**

Staff recommends approval of Ordinance #ZA2023-05-01 (F).

**ORDINANCE #ZA2023-05-01 (F)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 0.88 ACRES OF PROPERTY  
LOCATED AT 380 FOUR MILE ROAD (PIN 326-10-02-0004), AND REQUEST TO  
REZONE FROM THE HORRY COUNTY COMMERCIAL FOREST AGRICULTURE  
(CFA) 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 0.88 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 0.88 acres of property located at 380 Four Mile Road (PIN 326-10-02-0004), and request to rezone from the Horry County Commercial Forest Agriculture (CFA) district, to the City of Conway Low/Medium 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: \_\_\_\_\_

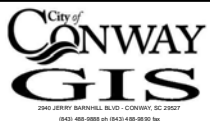
Final Reading: \_\_\_\_\_

# Legend

▭ PARCELS



PIN #: 326-10-02-0004



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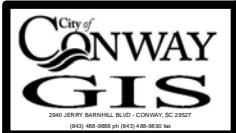


PIN #: 326-10-02-0004  
TMS #: 109-00-04-016  
380 FOUR MILE RD  
(P23-0042)



# Legend

▭ PARCELS



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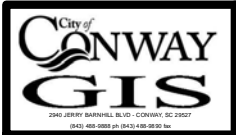
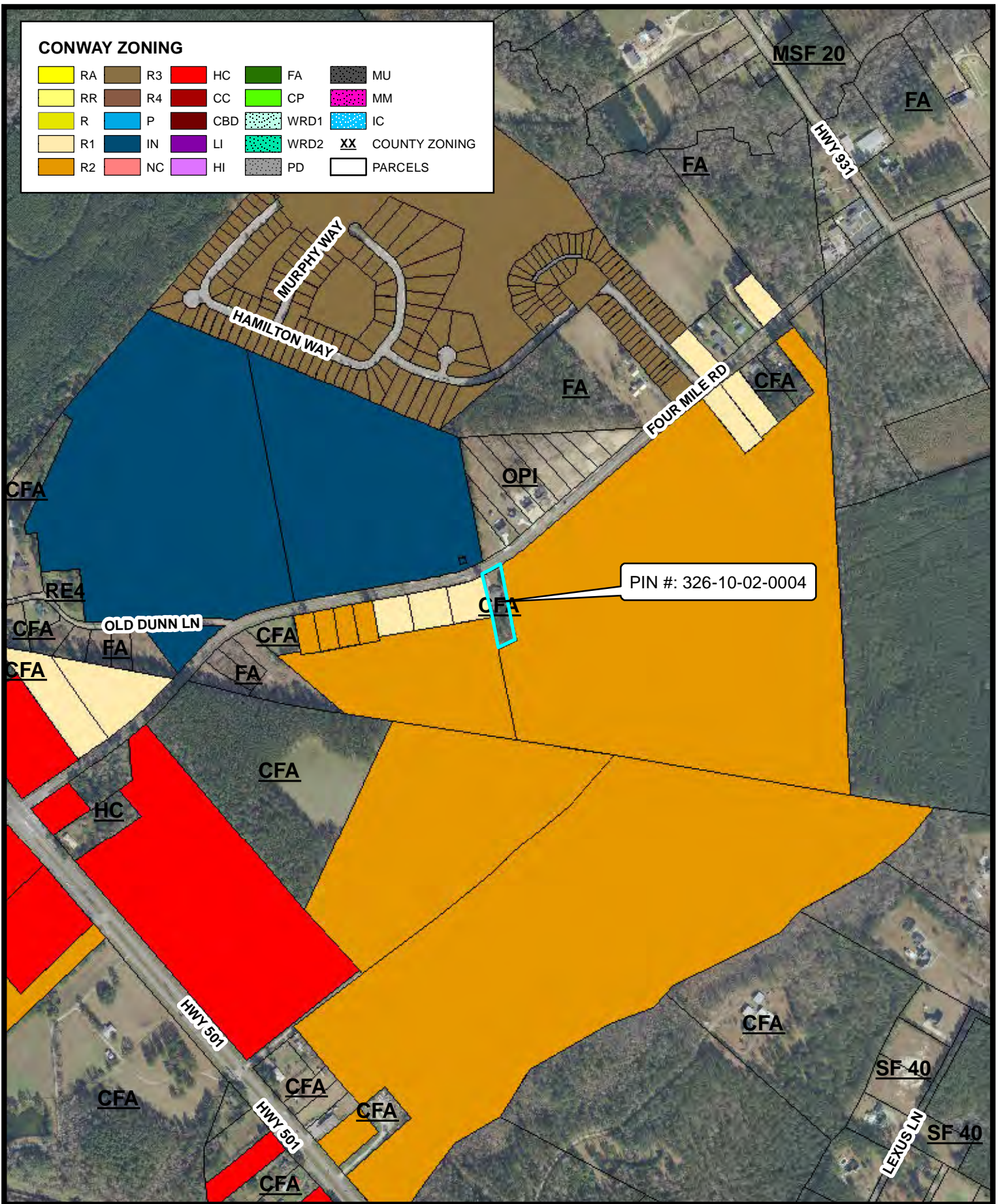


PIN #: 326-10-02-0004  
TMS #: 109-00-04-016  
380 FOUR MILE RD  
(P23-0042)



**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



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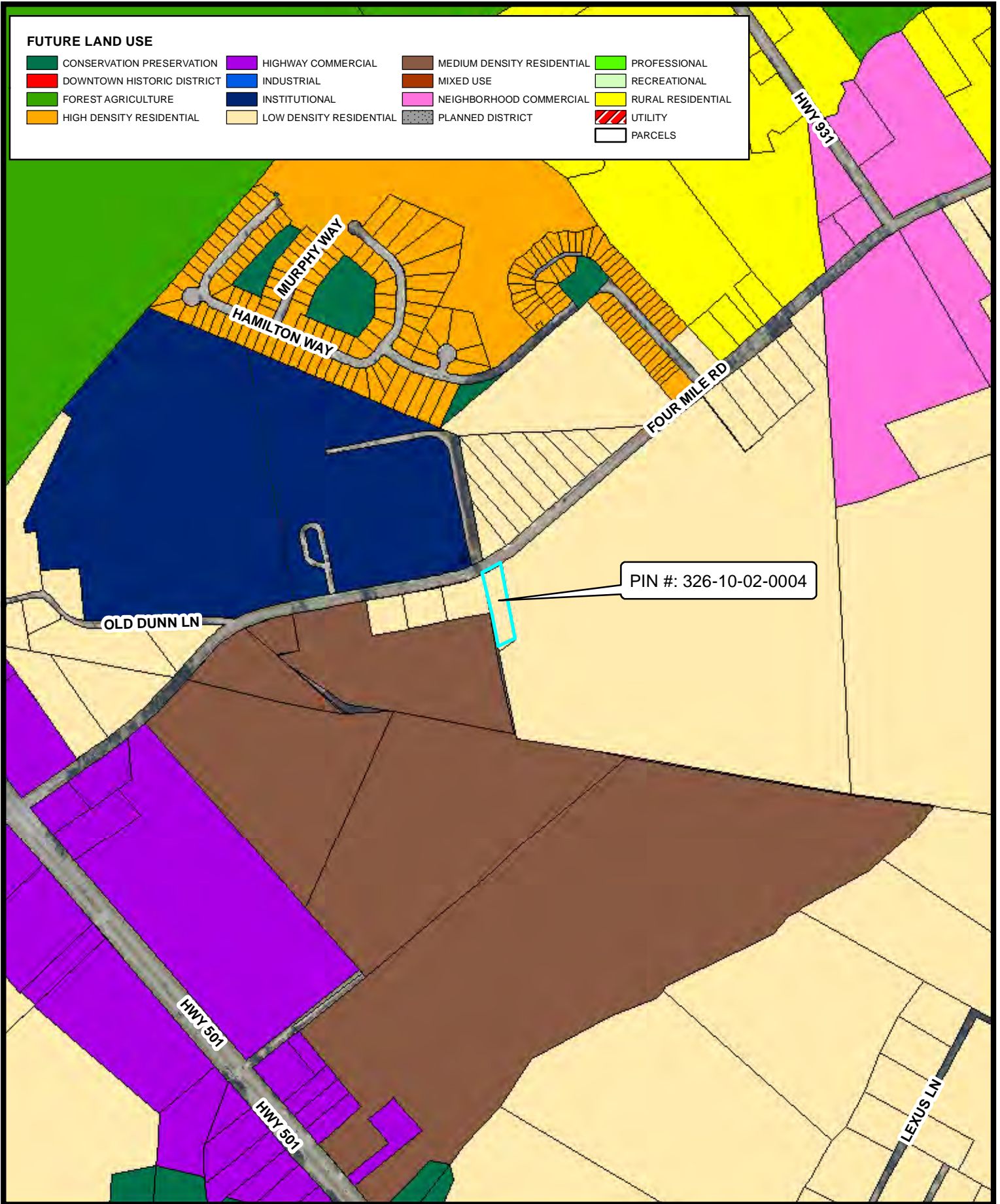


PIN #: 326-10-02-0004  
 TMS #: 109-00-04-016  
 380 FOUR MILE RD  
 (P23-0042)



**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 #: 326-10-02-0004








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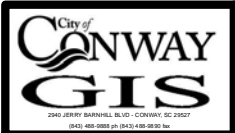


PIN #: 326-10-02-0004  
 TMS #: 109-00-04-016  
 380 FOUR MILE RD  
 (P23-0042)



**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 #: 326-10-02-0004  
TMS #: 109-00-04-016  
380 FOUR MILE RD  
(P23-0042)







# PETITION FOR ANNEXATION

Staff Use Only  
Received: \_\_\_\_\_  
BS&A #: \_\_\_\_\_

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

Current Use: live in

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.

N/A

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

CIRCLE: YES  NO

If yes, please describe.

N/A

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

CIRCLE: YES  NO

If yes, please provide permit number and jurisdiction.

N/A

**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.**

[planning@cityofconway.com](mailto: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](http://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: 380 Four Mile Rd Conway SC 29526 FEE PAID ( ) YES ( ) NO

AREA OF SUBJECT PROPERTY (ACREAGE): \_\_\_\_\_ PIN: \_\_\_\_\_

CURRENT ZONING CLASSIFICATION: \_\_\_\_\_

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: \_\_\_\_\_

REQUESTED ZONING CLASSIFICATION: R-1

NAME OF PROPERTY OWNER(S):

Melvin L McCants PHONE # 843-246-0547

Sharon B McCants PHONE # 843-504-1923

MAILING ADDRESS OF PROPERTY OWNER(S):

380 Four mile Rd  
Conway SC 29526

\*\*\*\*\*

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

X Melvin L McCants 2/2/23  
PROPERTY OWNER'S SIGNATURE(S) DATE

Sharon B McCants 2/2/23  
PROPERTY OWNER'S SIGNATURE(S) DATE

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

**DATE: APRIL 17, 2023**

**ITEM: VII.G.**

**ISSUE:**

First Reading of Ordinance #ZA2023-05-01 (G) to annex approximately 0.83 acres located at 578 Four Mile Road (PIN 326-06-03-0003), and rezone from the Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Low/Medium Residential (R-1) district.

**BACKGROUND:**

The annexation application was submitted by Joey Brown, Browns Mobile Home Park LLC, on March 23, 2023, as a requirement to connect to city water/sewer services. According to Horry County Land Records, the property was transferred to the applicant on May 5, 2022. Also according to county land records, there was a permit issued for a manufactured home on this parcel in June 2022. Restrictive covenants were recorded at the time the annexation request was completed, on March 23, 2023. Prior to that, there was a manufactured home permit issued in October 2015. It is unclear at this time whether there is more than one manufactured home on this property.

The property is adjacent to property zoned R-2 (Woodside Crossing subdivision) and County CFA.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The Future Land Use Map of the *Comprehensive Plan* identifies this parcel 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.

**STAFF RECOMMENDATION:**

While manufactured homes may be annexed into the city as a legal nonconforming structure, staff is concerned that annexation of this property may include additional nonconformities with respect to the number of structures permitted on a single parcel. As of December 2022, the structure that was permitted by the County in June 2022 still had not been completed in terms of set up, which may be due to the requirement to connect to City water/sewer. Prior to the Council meeting on April 17, staff will perform a site visit to confirm the number of manufactured homes on the property as well as the status of the structures.

**ORDINANCE #ZA2023-05-01 (G)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 0.83 ACRES OF PROPERTY  
LOCATED AT 380 FOUR MILE ROAD (PIN 326-06-03-0003), AND REQUEST TO  
REZONE FROM THE HORRY COUNTY COMMERCIAL FOREST AGRICULTURE  
(CFA) 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 0.83 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 0.83 acres of property located at 578 Four Mile Road (PIN 326-06-03-0003), and request to rezone from the Horry County Commercial Forest Agriculture (CFA) district, to the City of Conway Low/Medium 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

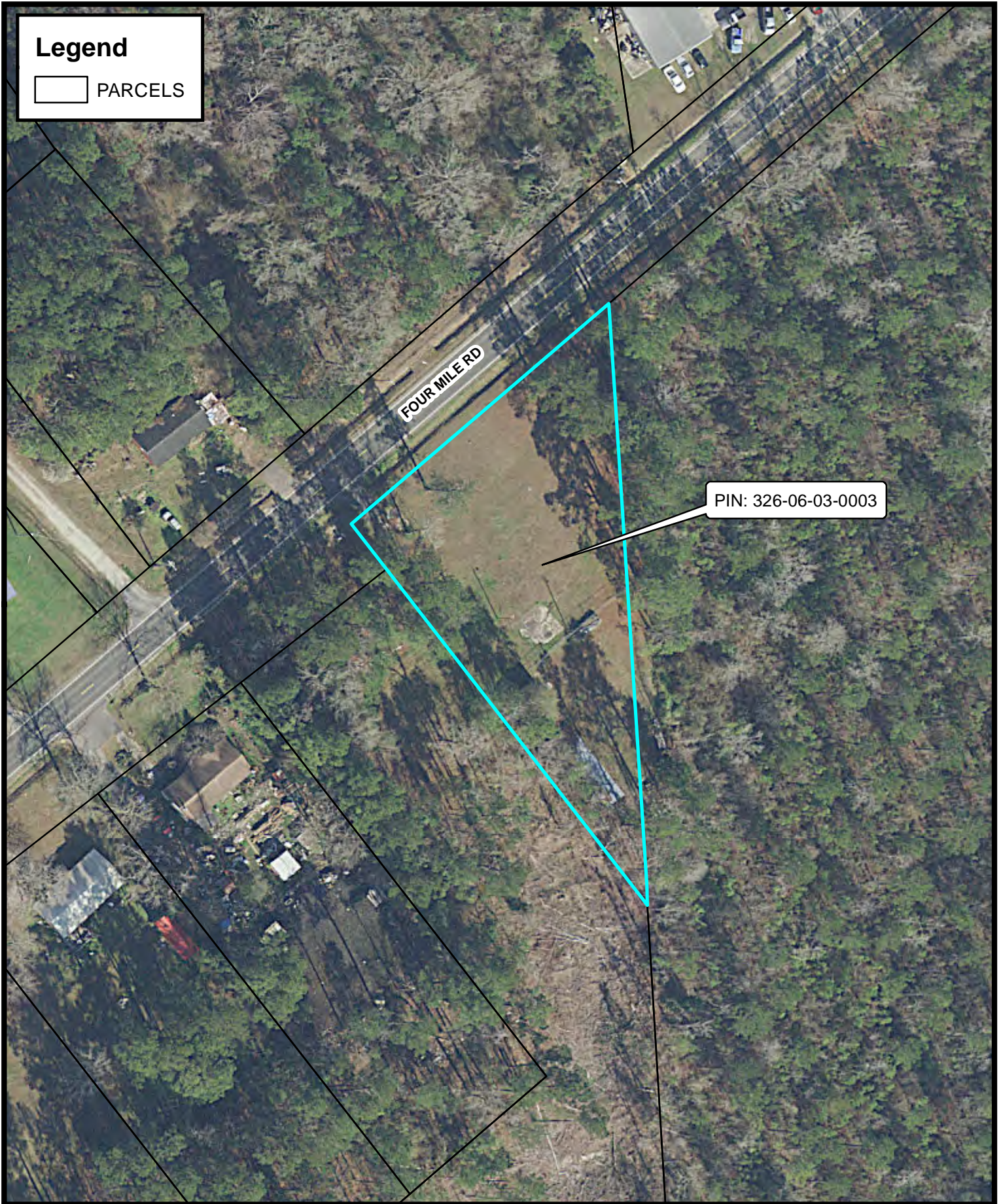
\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: \_\_\_\_\_

Final Reading: \_\_\_\_\_

# Legend

▭ PARCELS

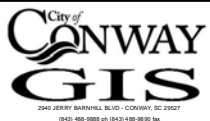


PIN: 326-06-03-0003



# Legend

▭ PARCELS



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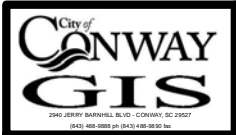
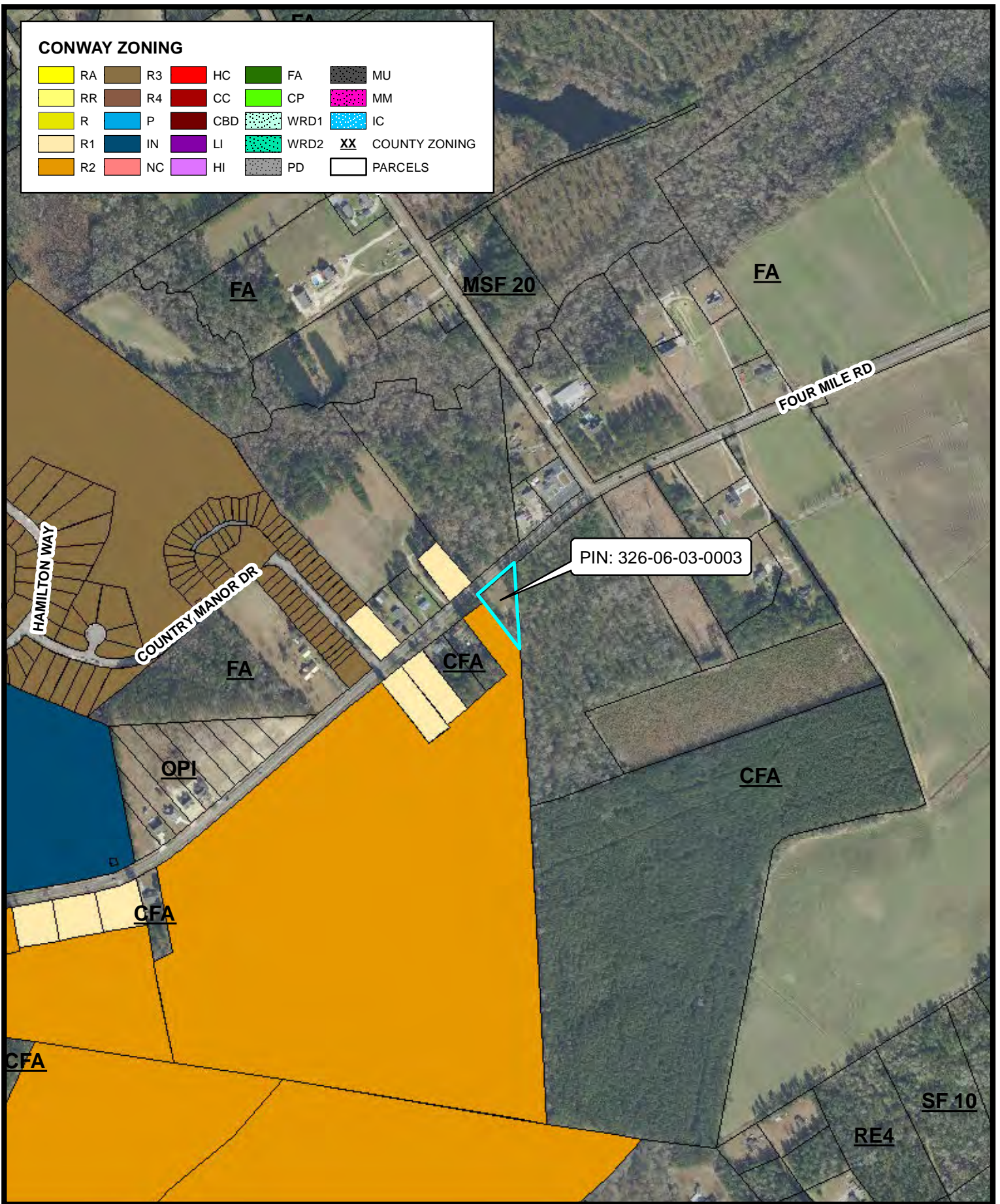


PIN #: 326-06-03-0003  
TMS #: 109-00-04-010  
578 FOUR MILE RD  
(P23-0099)



**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





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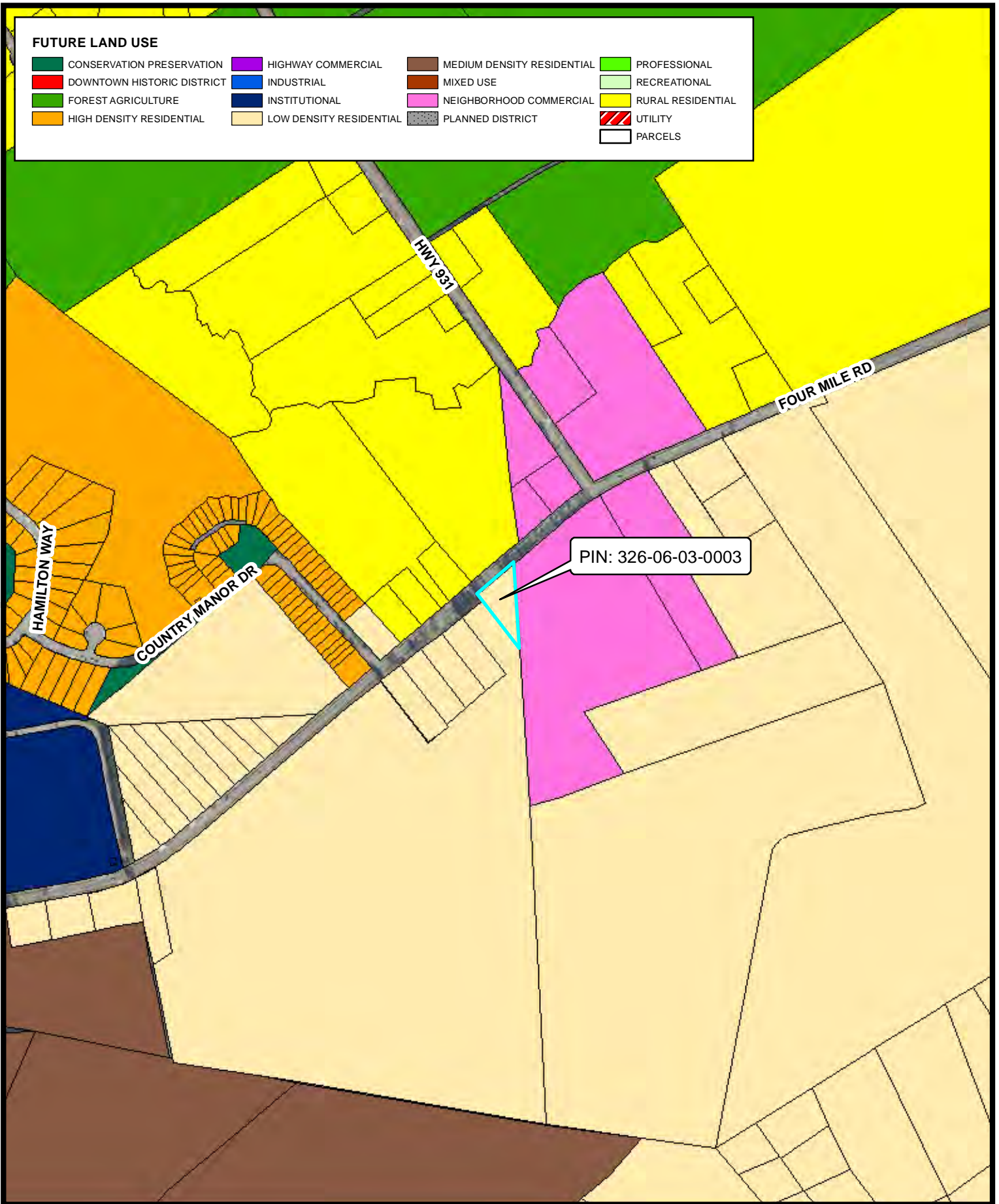


PIN #: 326-06-03-0003  
 TMS #: 109-00-04-010  
 578 FOUR MILE RD  
 (P23-0099)



**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           |



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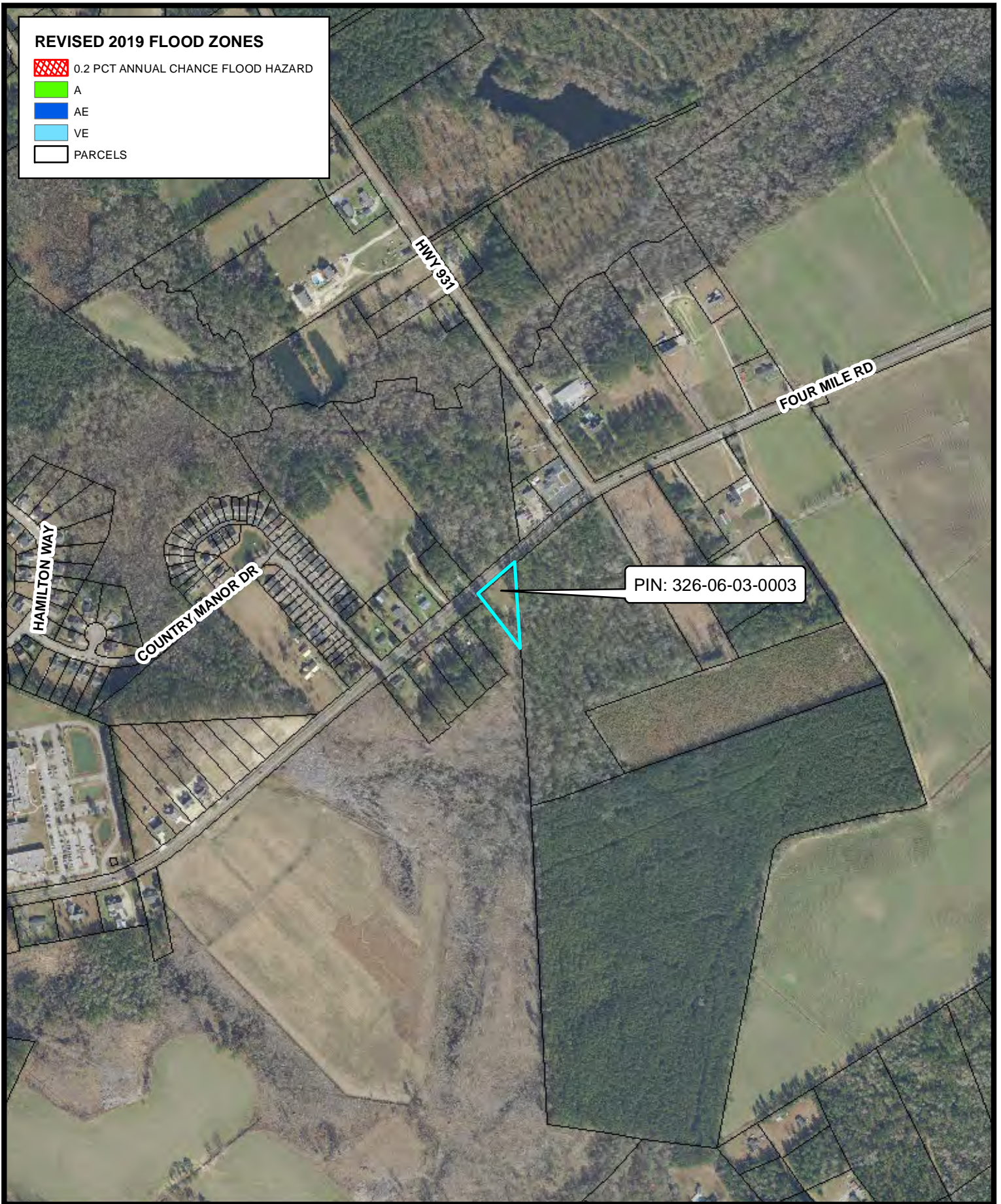
PIN #: 326-06-03-0003  
 TMS #: 109-00-04-010  
 578 FOUR MILE RD  
 (P23-0099)





**REVISED 2019 FLOOD ZONES**

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



PIN: 326-06-03-0003



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PIN #: 326-06-03-0003  
TMS #: 109-00-04-010  
578 FOUR MILE RD  
(P23-0099)







# PETITION FOR ANNEXATION

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

Is there a structure on the lot: yes Structure Type: Wood Building

Current Use: Storage

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.**

[planning@cityofconway.com](mailto:planning@cityofconway.com)



# Zoning Map Amendment Application

Incomplete applications will not be accepted.

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

City of Conway Planning Department  
196 Laurel Street, 29526

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

[www.cityofconway.com](http://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: 578 Four Mile Rd, Conway SC 29526 FEE PAID ( ) YES ( ) NO

AREA OF SUBJECT PROPERTY (ACREAGE): .83 PIN: 99800125387

CURRENT ZONING CLASSIFICATION: CFA 326-06030003

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Rental R1

REQUESTED ZONING CLASSIFICATION: R1

NAME OF PROPERTY OWNER(S):  
Brown's Mobile Home Park LLC / Joey Brown PHONE # 843-602-1524  
PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):  
2075 Lexus LN, Conway SC 29526

\*\*\*\*\*

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

Joey Brown 3-23-23  
PROPERTY OWNER'S SIGNATURE(S) DATE

PROPERTY OWNER'S SIGNATURE(S) DATE

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

**DATE: APRIL 17, 2023**

**ITEM: VII.H.**

**ISSUE:**

First Reading of Ordinance #ZA2023-05-01 (H) to annex approximately 0.40 acres located at 287 Wedding Lane (PIN 367-13-01-0024), and rezone from the Horry County Residential, including mobile homes (MSF10) district to the City of Conway Low/Medium Residential (R-1) district.

**BACKGROUND:**

The annexation application was submitted by Pamela Jakubowski on March 6, 2023, as a requirement to connect to water and/or sewer utilities. According to Horry County Land Records, the property was transferred into the applicant's names on February 27, 2023. The property is within the Red Hill subdivision, located between Highway 501 Business and Claridy Rd. There is an existing manufactured home on the property. Restrictive covenants were recorded for this property at the time annexation was applied for, on March 6, 2023.

There are two other properties along Wedding Lane that have been annexed into the city limits: one in 2017 and the other in 2020. Between 2018-2020, City staff sought annexation of parcels within the Red Hill area. While this parcel was not identified, parcels along Claridy Road were identified, and 2 other parcels on Wedding Lane were annexed within the last few years. The 2 properties previously annexed did not contain manufactured homes; however, several other properties on Wedding Lane do contain manufactured homes. The City does not permit manufactured homes; however, there is a provision within the UDO that allows for replacement of existing manufactured homes on parcels within the City limits.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The Future Land Use Map of the *Comprehensive Plan* identifies this parcel 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.

**STAFF RECOMMENDATION:**

If it is the long-term goal of Council to annex the Red Hill area, including properties along Hwy 501 Business, staff recommends continued annexation of properties in the area, and approval of First Reading of Ordinance #ZA2023-05-01 (H).

**ORDINANCE #ZA2023-05-01 (H)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 0.40 ACRES OF PROPERTY LOCATED AT 287 WEDDING LANE (PIN 367-13-01-0024), AND REQUEST TO REZONE FROM THE HORRY COUNTY RESIDENTIAL, INCLUDING MOBILE HOMES (MSF10) 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 0.40 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 0.40 acres of property located at 287 Wedding Lane (PIN 367-13-01-0024), and request to rezone from the Horry County Residential, including mobile homes (MSF10) district, to the City of Conway Low/Medium 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

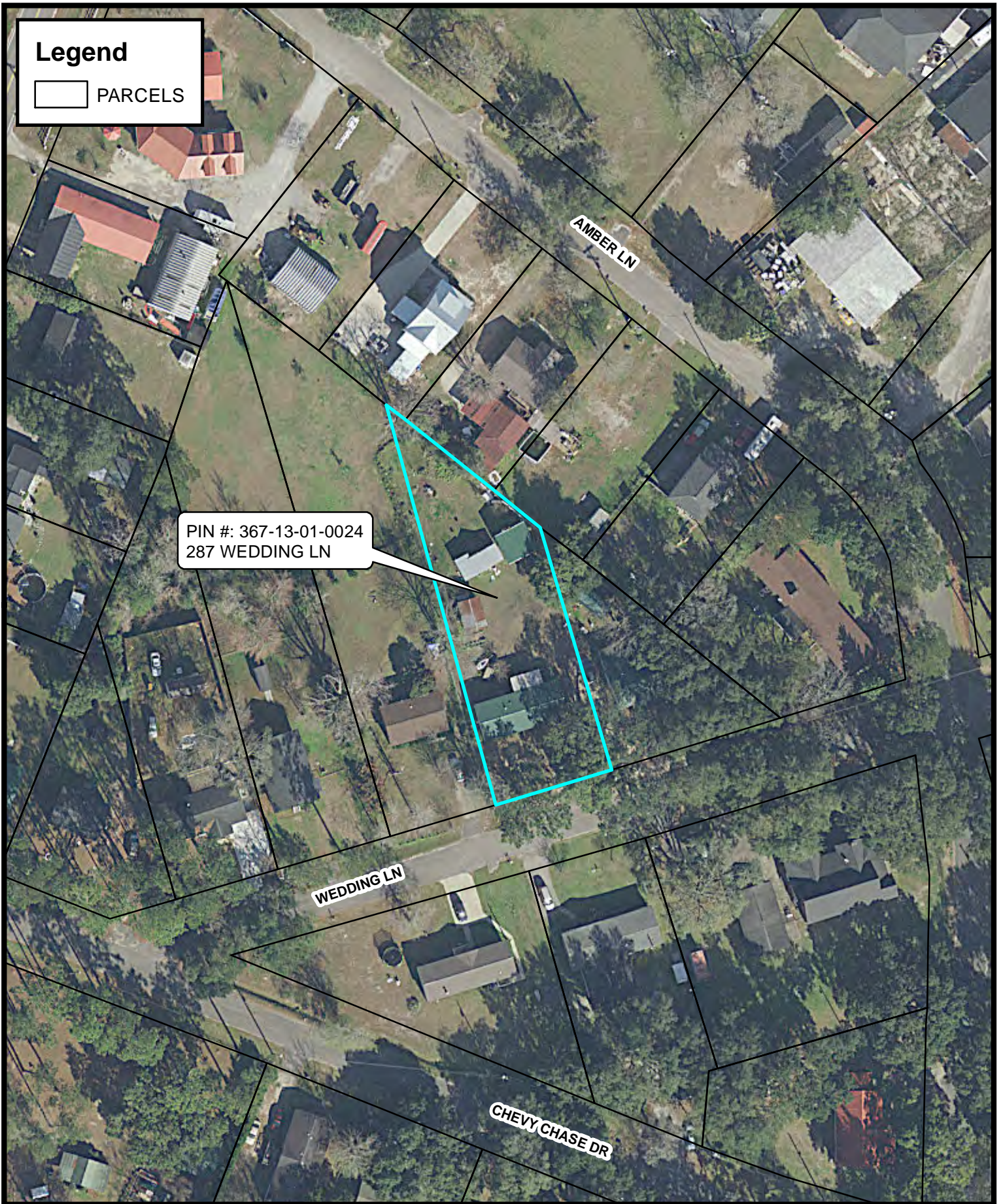
\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: \_\_\_\_\_

Final Reading: \_\_\_\_\_

# Legend

▭ PARCELS



PIN #: 367-13-01-0024  
287 WEDDING LN

WEDDING LN

AMBER LN

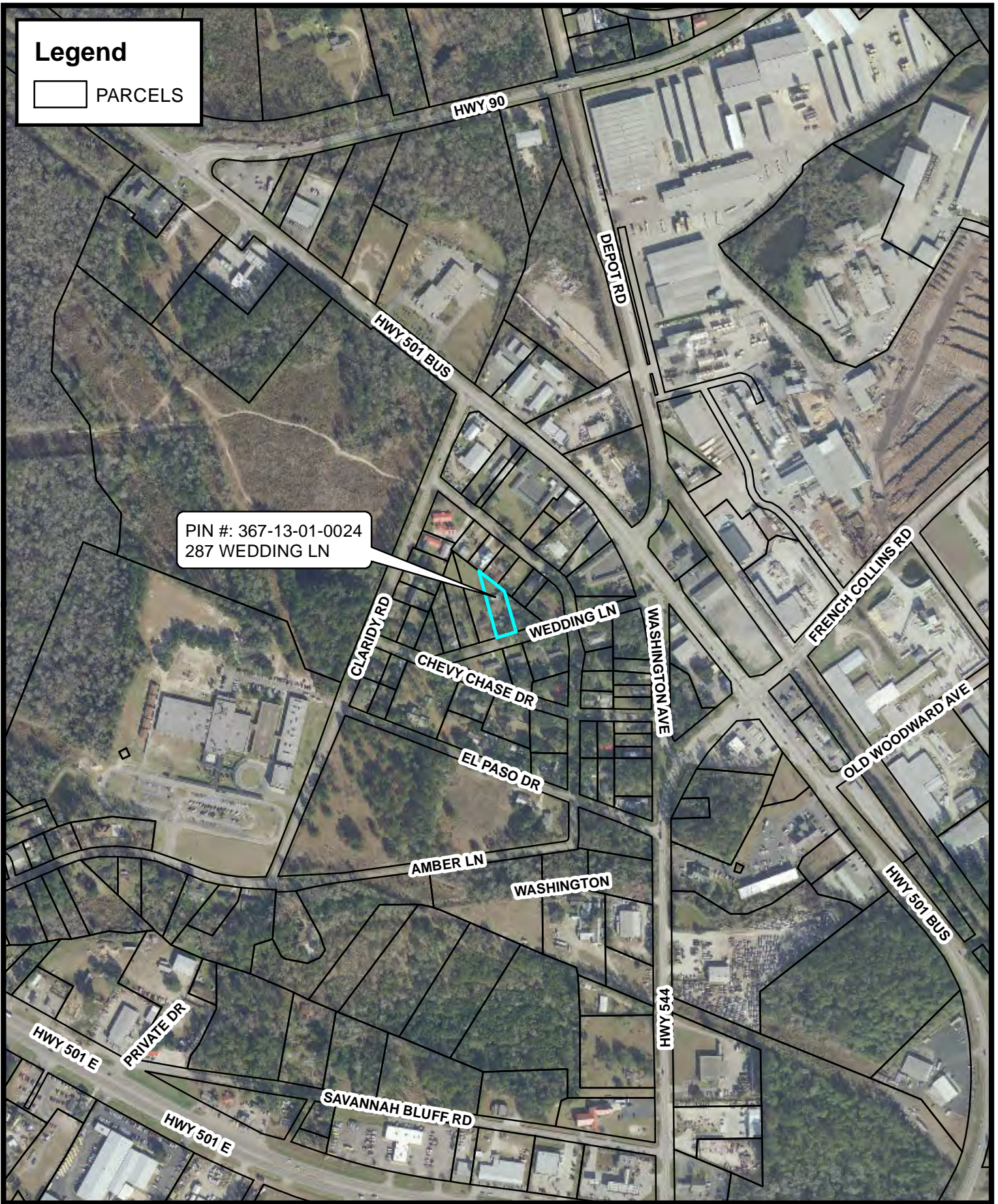
CHEVY CHASE DR



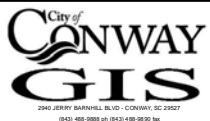


# Legend

▭ PARCELS



PIN #: 367-13-01-0024  
287 WEDDING LN

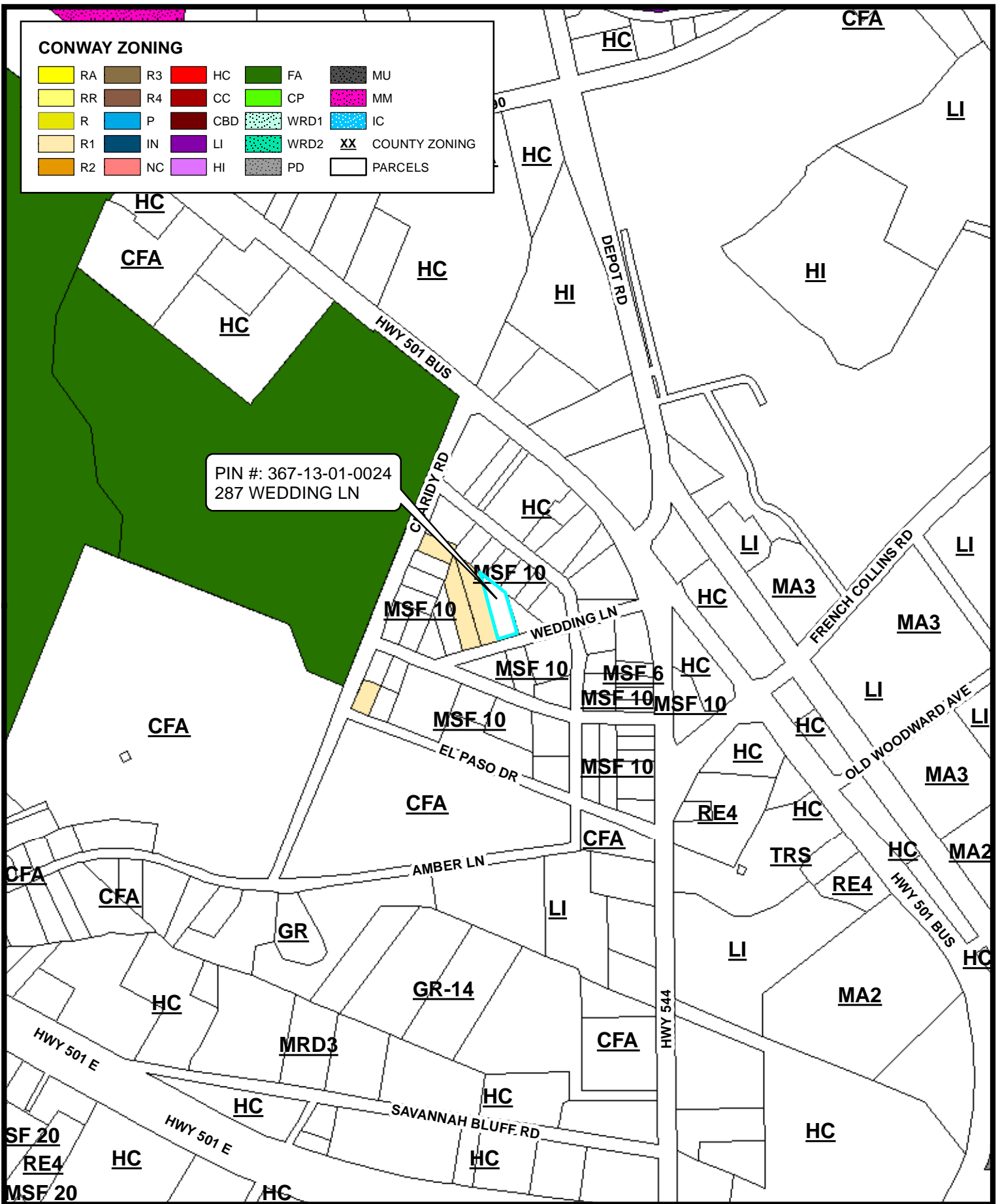


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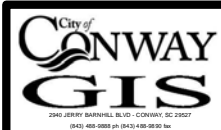


PIN #: 367-13-01-0024  
TMS #: 137-16-01-013  
287 WEDDING LN  
(P23-0082)





PIN #: 367-13-01-0024  
287 WEDDING LN





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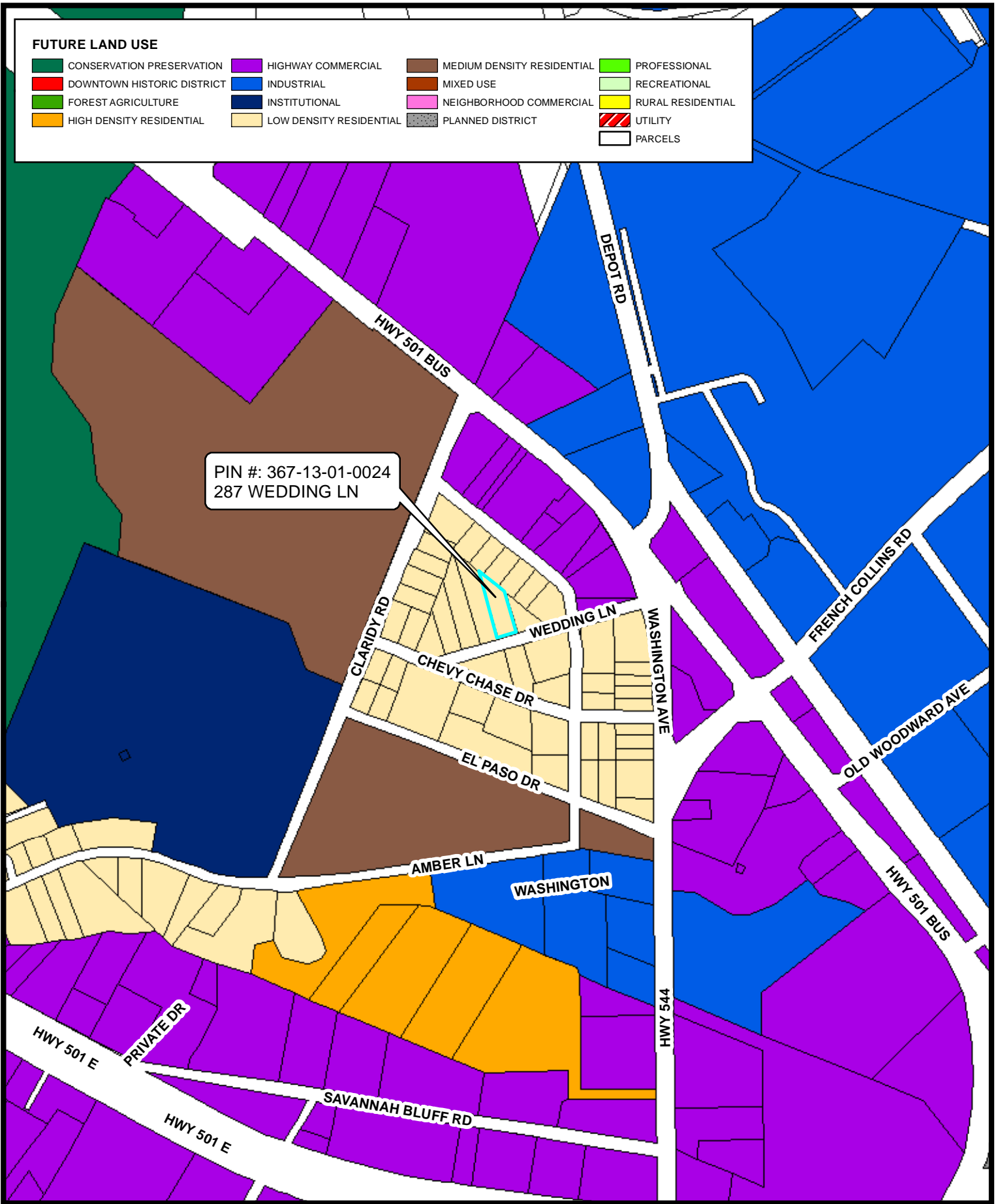


PIN #: 367-13-01-0024  
TMS #: 137-16-01-013  
287 WEDDING LN  
(P23-0082)

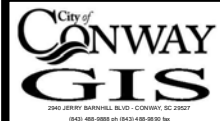


**FUTURE LAND USE**

- |  |   |  |  |
|--|---|--|--|
|  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 #: 367-13-01-0024  
287 WEDDING LN

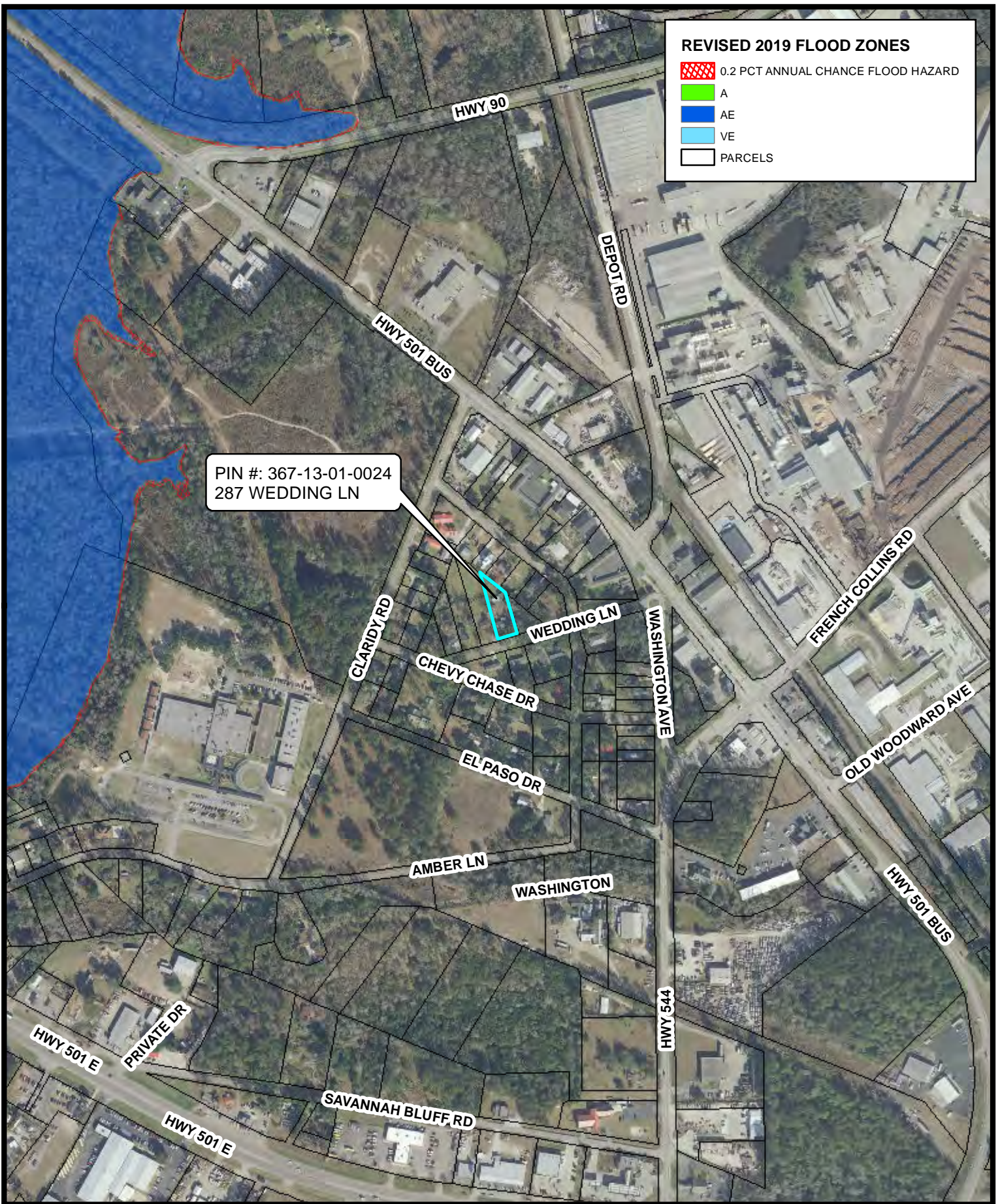


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




PIN #: 367-13-01-0024  
TMS #: 137-16-01-013  
287 WEDDING LN  
(P23-0082)





**REVISED 2019 FLOOD ZONES**

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

PIN #: 367-13-01-0024  
287 WEDDING 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 #: 367-13-01-0024  
TMS #: 137-16-01-013  
287 WEDDING LN  
(P23-0082)







# PETITION FOR ANNEXATION

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

Is there a structure on the lot: yes Structure Type: Home (modular)  
 Current Use: 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 DIRECTOR AT THE CITY OF CONWAY.**

[planning@cityofconway.com](mailto:planning@cityofconway.com)



# Zoning Map Amendment Application

Incomplete applications will not be accepted.

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

City of Conway Planning Department  
196 Laurel Street, 29526

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

[www.cityofconway.com](http://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: 287 Wedding Lane FEE PAID ( ) YES ( ) NO

AREA OF SUBJECT PROPERTY (ACREAGE): .40 PIN: \_\_\_\_\_

CURRENT ZONING CLASSIFICATION: \_\_\_\_\_

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: \_\_\_\_\_

REQUESTED ZONING CLASSIFICATION: \_\_\_\_\_

NAME OF PROPERTY OWNER(S):  
Pamela Jakubowski PHONE # 843-685-256  
\_\_\_\_\_  
PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

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

Pamela Jakubowski 3/6/23  
PROPERTY OWNER'S SIGNATURE(S) DATE

PROPERTY OWNER'S SIGNATURE(S) DATE

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

**DATE: APRIL 17, 2023**

**ITEM: VII.I.**

**ISSUE:**

First Reading of Ordinance #ZA2023-05-01 (I) to annex approximately 0.31 acres located at 109 Clemson Road (PIN 383-10-04-0009), and rezone from the Horry County Residential, no mobile homes allowed (SF10) district to the City of Conway Low/Medium Residential (R-1) district.

**BACKGROUND:**

The annexation application was submitted by Jeff & Liz Ghanayem, as a requirement to connect to water and/or sewer utilities. According to Horry County Land Records, the property was transferred into the applicant's names on December 21, 2022. The property is within the Coastal Heights subdivision off of Singleton Ridge Rd. There is an existing single-family structure on the property. Restrictive covenants were recorded for this property at the time annexation was applied for, on March 9, 2023. Over the past several years, there have been several properties within this subdivision that have needed to request annexation in order to connect to city utilities, and were subsequently annexed.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The Future Land Use Map of the *Comprehensive Plan* identifies this parcel 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.

**STAFF RECOMMENDATION:**

Approve First reading of Ordinance #ZA2023-05-01 (I).



**ORDINANCE #ZA2023-05-01 (I)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 0.31 ACRES OF PROPERTY LOCATED AT 109 CLEMSON ROAD (PIN 383-10-04-0009), 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 0.31 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 0.31 acres of property located at 109 Clemson Road (PIN 383-10-04-0009), and request to rezone from the Horry County Residential, no mobile homes allowed (SF10) district, to the City of Conway Low/Medium 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: \_\_\_\_\_

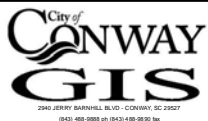
Final Reading: \_\_\_\_\_

# Legend

▭ PARCELS



PIN #: 383-10-04-0009  
109 CLEMSON RD



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 #: 383-10-04-0009  
TMS #: 151-19-02-005  
109 CLEMSON RD  
(P23-0088)

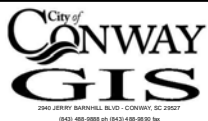


# Legend

▭ PARCELS



PIN #: 383-10-04-0009  
109 CLEMSON RD

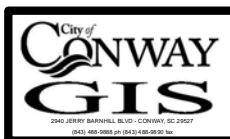
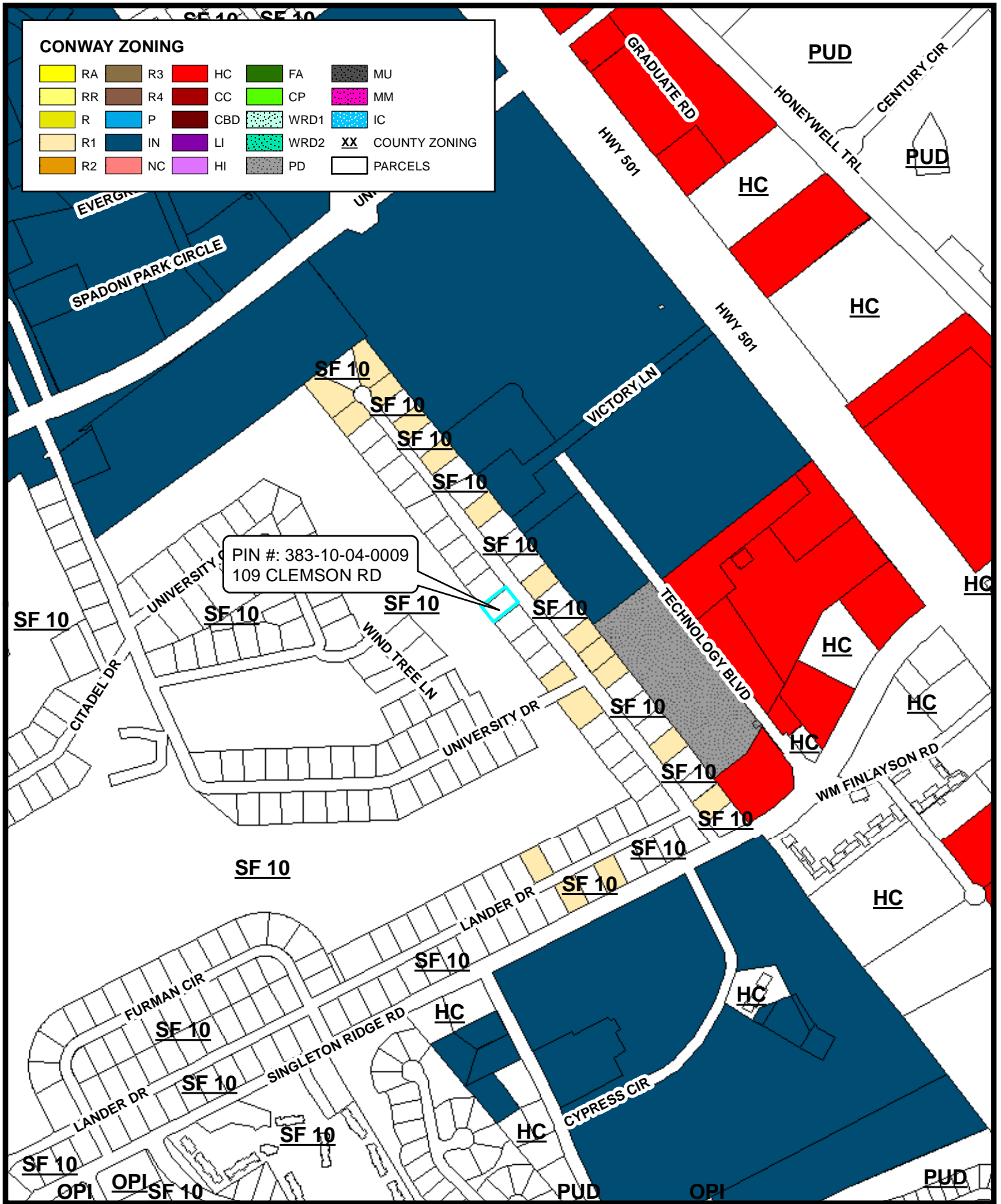


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PIN #: 383-10-04-0009  
TMS #: 151-19-02-005  
109 CLEMSON RD  
(P23-0088)






















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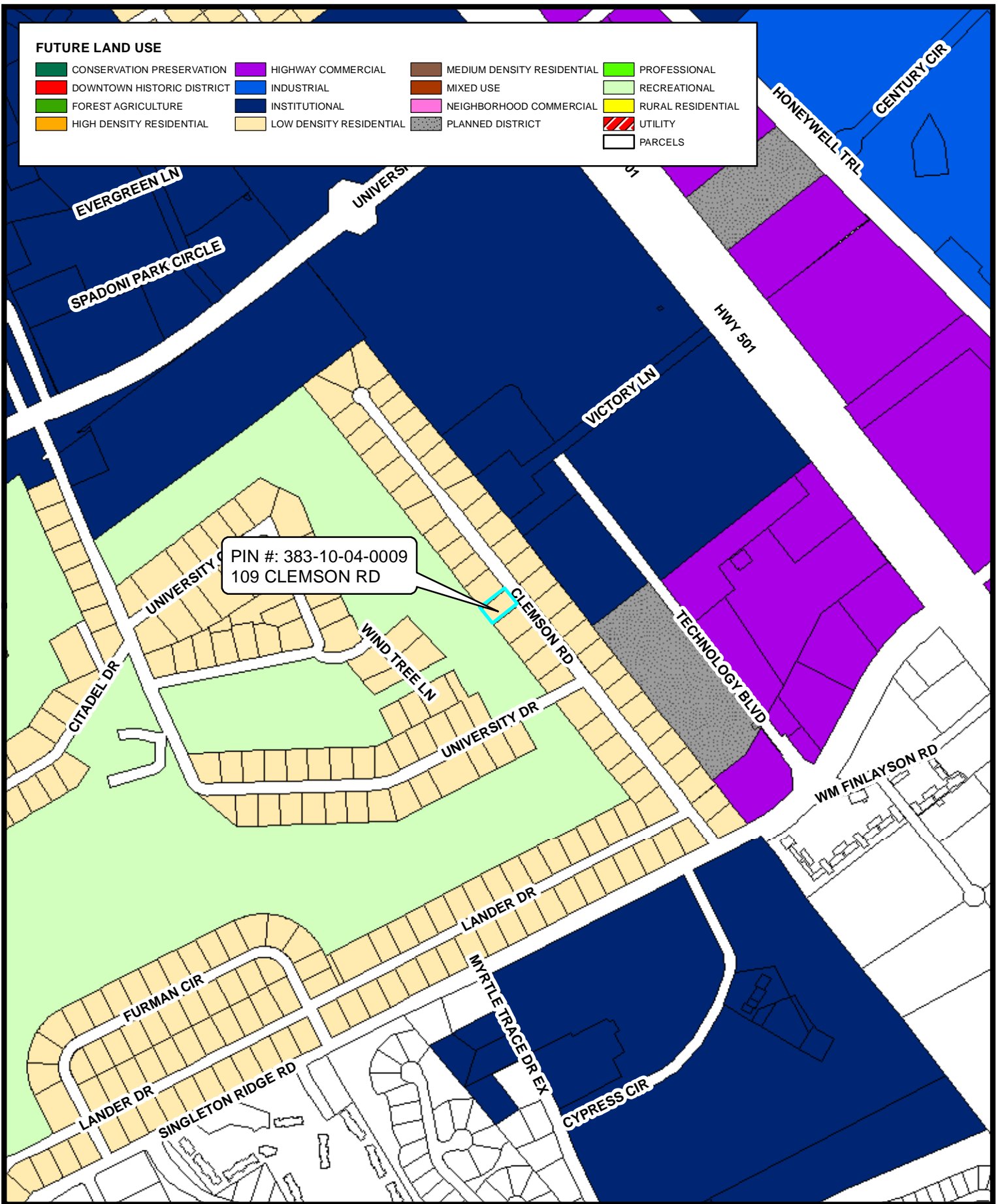


PIN #: 383-10-04-0009  
TMS #: 151-19-02-005  
109 CLEMSON RD  
(P23-0088)



**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 #: 383-10-04-0009  
109 CLEMSON RD








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PIN #: 383-10-04-0009  
TMS #: 151-19-02-005  
109 CLEMSON RD  
(P23-0088)

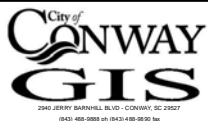


**REVISED 2019 FLOOD ZONES**

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



PIN #: 383-10-04-0009  
109 CLEMSON RD



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PIN #: 383-10-04-0009  
TMS #: 151-19-02-005  
109 CLEMSON RD  
(P23-0088)









# PETITION FOR ANNEXATION

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

Is there a structure on the lot:  Structure Type: single dwelling house

Current Use: family/rental

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.

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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.

---



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**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.**

[planning@cityofconway.com](mailto:planning@cityofconway.com)



# Zoning Map Amendment Application

Incomplete applications will not be accepted.

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

City of Conway Planning Department  
196 Laurel Street, 29526

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

[www.cityofconway.com](http://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: 109 Clemson Rd Conway, SC FEE PAID ( ) YES ( ) NO

AREA OF SUBJECT PROPERTY (ACREAGE): \_\_\_\_\_ PIN: \_\_\_\_\_

CURRENT ZONING CLASSIFICATION: \_\_\_\_\_

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: \_\_\_\_\_

REQUESTED ZONING CLASSIFICATION: \_\_\_\_\_

NAME OF PROPERTY OWNER(S):

Jeff + Liz Ghanayem PHONE # 610-784-6762

PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):

425 Kerrwood Dr Wayne, Pa 19087

\*\*\*\*\*

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

[Signature]  
PROPERTY OWNER'S SIGNATURE(S)

3/9/2023  
DATE

[Signature]  
PROPERTY OWNER'S SIGNATURE(S)

3/9/2023  
DATE

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

**DATE: APRIL 17, 2023**

**ITEM: VII.J.**

**ISSUE:**

First Reading of Ordinance #ZA2023-05-01 (J) to annex approximately 0.23 acres located at 370 Claridy Road (PIN 367-13-01-0015), and rezone from the Horry County Residential, including mobile homes (MSF10) district to the City of Conway Low/Medium Residential (R-1) district.

**BACKGROUND:**

The annexation application was submitted by James “Jimmy” and Lynn Hammond on March 27, 2023, as a requirement to connect to water and/or sewer utilities. According to Horry County Land Records, the property was transferred into the applicant’s names on March 9, 2023. The property is within the Red Hill subdivision, located on Claridy Rd. Restrictive covenants were recorded for this property at the time annexation was applied for, on March 27, 2023. The property contains a one-story single-family structure, estimated to be built in 1970.

The property to the right of this one (380 Claridy Rd) was annexed in 2017. Property behind this one, which fronts on Wedding Lane, was also annexed in 2017.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The Future Land Use Map of the *Comprehensive Plan* identifies this parcel 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.

**STAFF RECOMMENDATION:**

Staff recommends approval of Ordinance #ZA2023-05-01 (J).

**ORDINANCE #ZA2023-05-01 (J)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 0.23 ACRES OF PROPERTY LOCATED AT 370 CLARIDY ROAD (PIN 367-13-01-0015), AND REQUEST TO REZONE FROM THE HORRY COUNTY RESIDENTIAL, INCLUDING MOBILE HOMES (MSF10) 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 0.23 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 0.23 acres of property located at 370 Claridy Road (PIN 367-13-01-0015), and request to rezone from the Horry County Residential, including mobile homes (MSF10) district, to the City of Conway Low/Medium 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

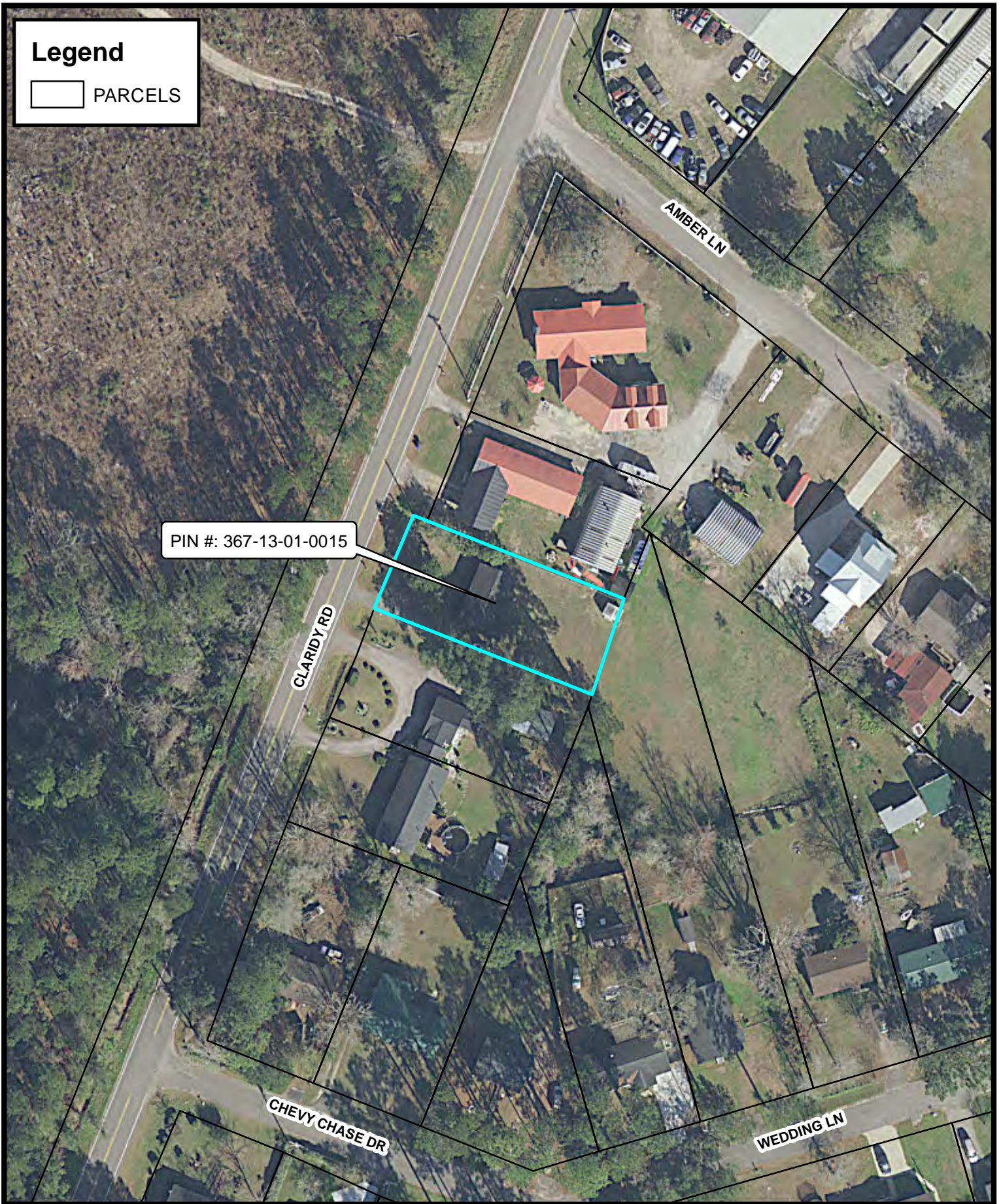
\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: \_\_\_\_\_

Final Reading: \_\_\_\_\_

# Legend

▭ PARCELS



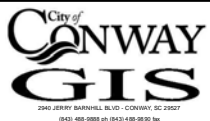
PIN #: 367-13-01-0015

CLARIDY RD

AMBER LN

CHEVY CHASE DR

WEDDING LN



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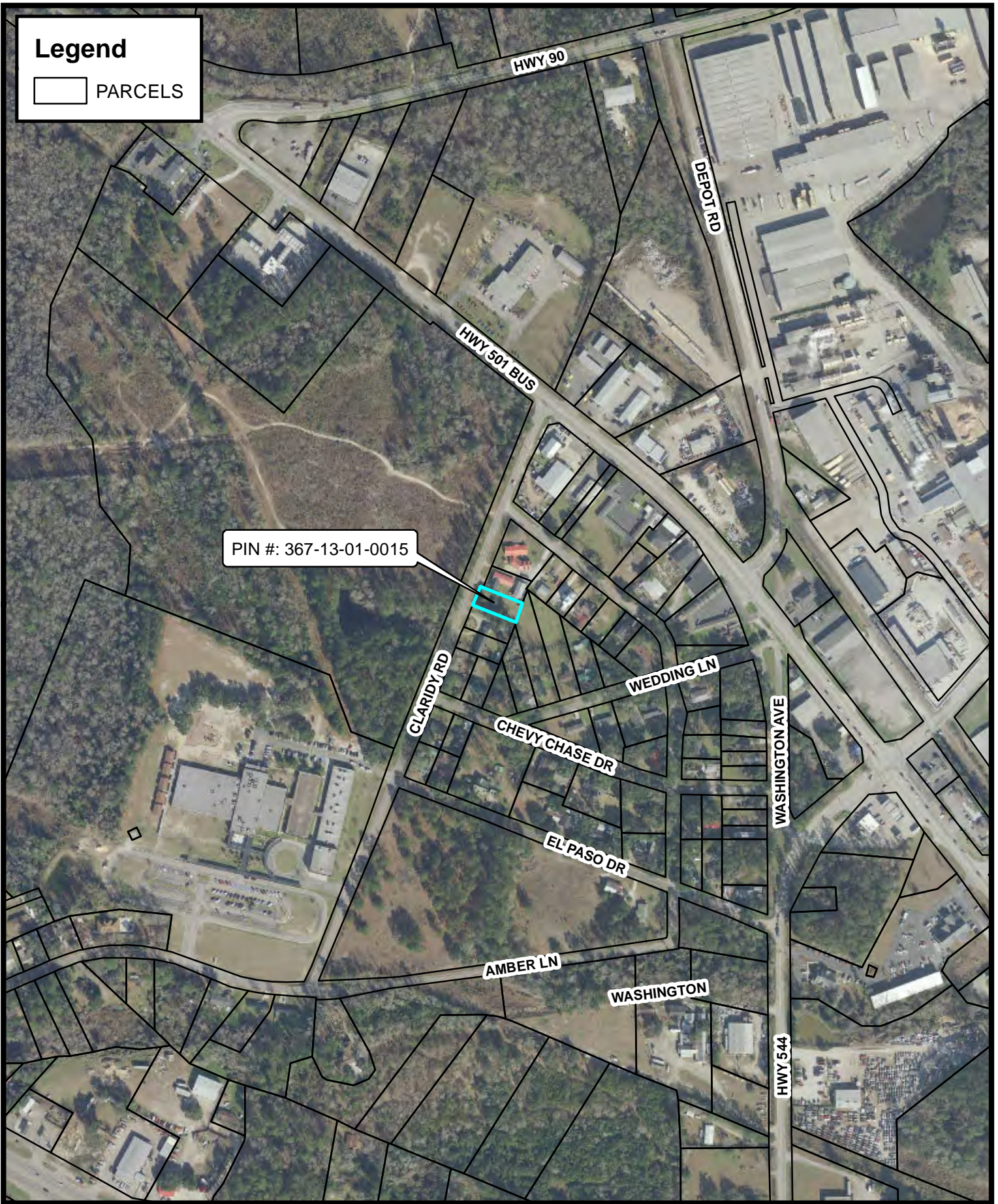


PIN #: 367-13-01-0015  
TMS #: 137-16-01-004  
370 CLARIDY RD  
(P23-0102)

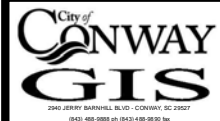


# Legend

▭ PARCELS



PIN #: 367-13-01-0015

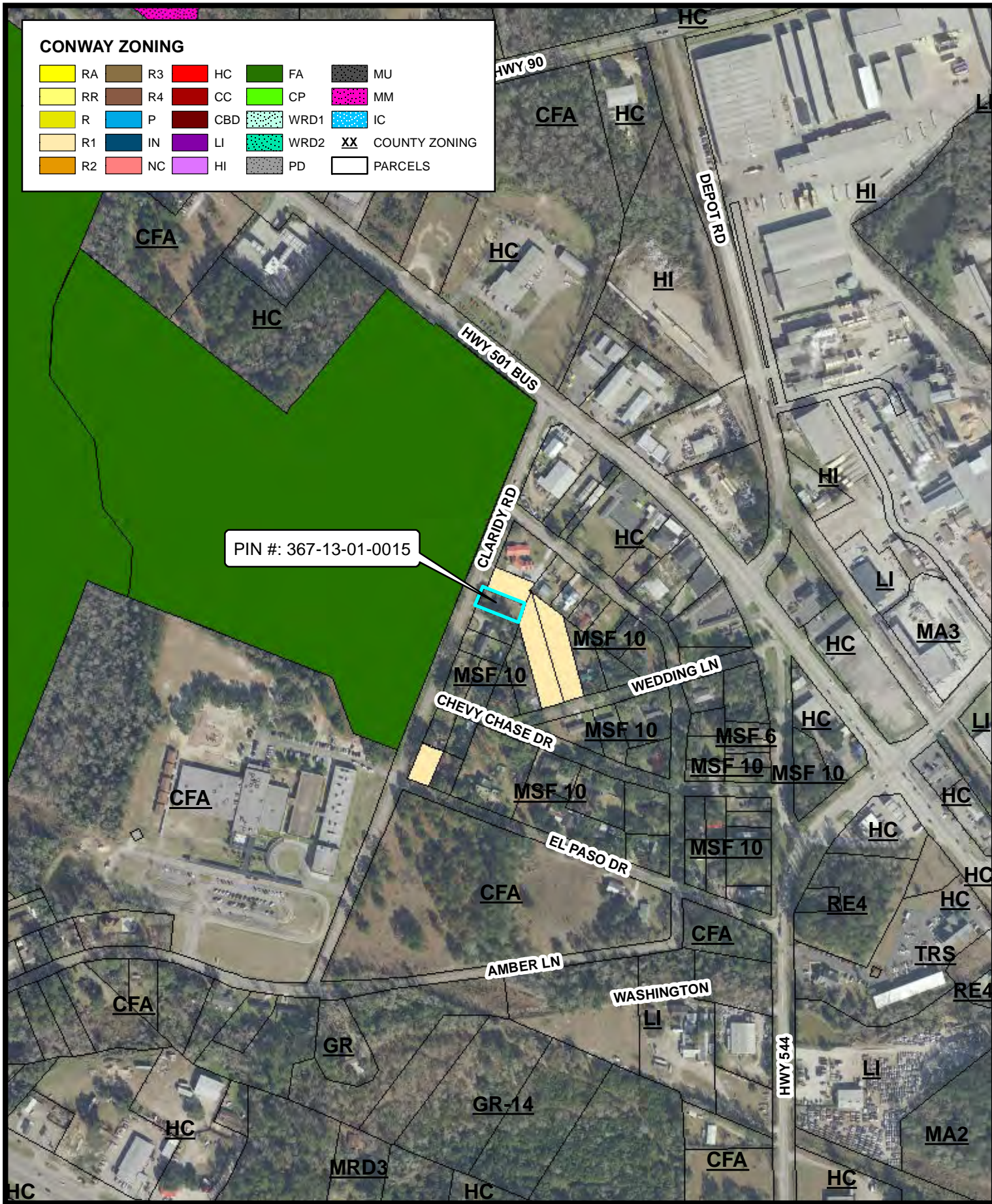


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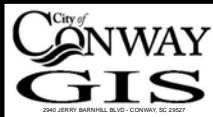


PIN #: 367-13-01-0015  
TMS #: 137-16-01-004  
370 CLARIDY RD  
(P23-0102)





PIN #: 367-13-01-0015



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











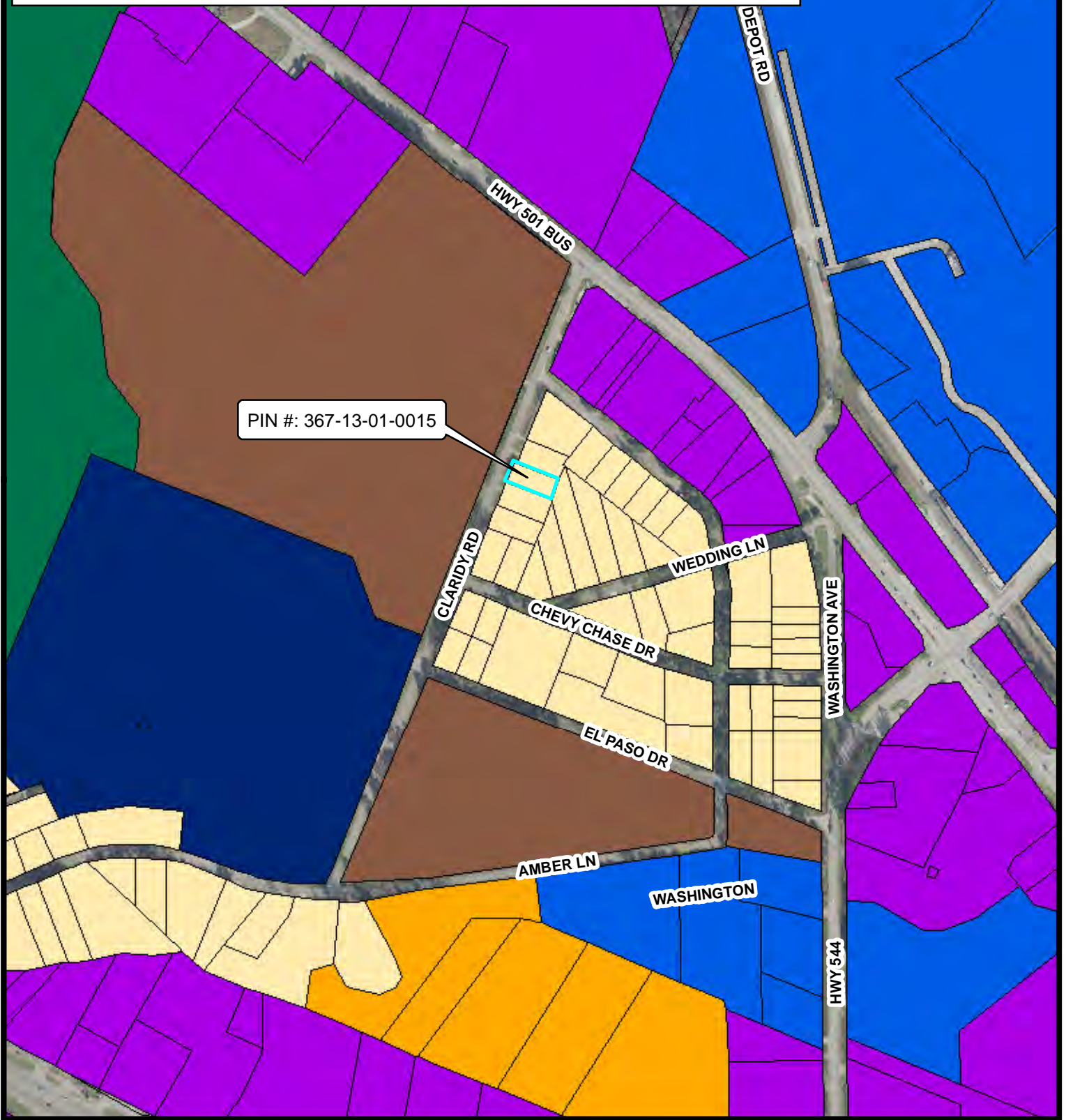
PIN #: 367-13-01-0015  
 TMS #: 137-16-01-004  
 370 CLARIDY RD  
 (P23-0102)



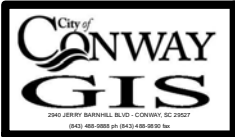


**FUTURE LAND USE**

- |   |   |  |   |
|---|---|--|---|
|  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 #: 367-13-01-0015








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PIN #: 367-13-01-0015  
 TMS #: 137-16-01-004  
 370 CLARIDY RD  
 (P23-0102)

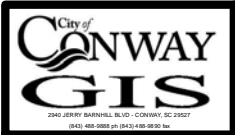


**REVISED 2019 FLOOD ZONES**

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



PIN #: 367-13-01-0015



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PIN #: 367-13-01-0015  
TMS #: 137-16-01-004  
370 CLARIDY RD  
(P23-0102)







# PETITION FOR ANNEXATION

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

Is there a structure on the lot: No 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.**

**[planning@cityofconway.com](mailto: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](http://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: 370 Claridy Road FEE PAID ( ) YES ( ) NO

AREA OF SUBJECT PROPERTY (ACREAGE): .23 PIN: 36713010015

CURRENT ZONING CLASSIFICATION: R1

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: R1

REQUESTED ZONING CLASSIFICATION: R1

NAME OF PROPERTY OWNER(S):

Jimmy and Lynn Hammond PHONE # 843-385-0660

PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):

1515 Churchill Drive  
Conway, SC 29527

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

PROPERTY OWNER'S SIGNATURE(S)

3-27-23  
DATE

Lynn Hammond

PROPERTY OWNER'S SIGNATURE(S)

3-27-23  
DATE

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