

**CITY OF CONWAY  
PLANNING COMMISSION MEETING  
THURSDAY, November 4, 2021  
ZOOM VIDEO CONFERENCE - 5:30 P.M.**

Present: David Sligh, Kendall Brown, Chris Guidera, Brantley Green (arrived late), Brian O'Neil, Jessica Wise

Absent: Gloria Robinson-Cooper, Mark Stanley

Staff: Allison Hardin, Planning and Development Director; Anne Bessant, Planning Assistant

Others: Frank Smith, Dan Stacy

**I. CALL TO ORDER**

Vice Chairman O'Neil called the meeting to order at 5:30 p.m.

**II. APPROVAL OF MINUTES**

Sligh made a motion, Wise seconded by to approve the October 7, 2021 minutes as written. The vote in favor was unanimous. The motion carried.

**III. ANNEXATIONS/REZONINGS**

- A. Horry County Schools: Request to annex 32.76 acres of property at 2615 Nixon Ave (PINs 337-00-00-0014 and 337-10-3-0001) and rezone from Horry County CFA to City of Conway IN (Institutional), and rezone 6.03 acres in the city limits (PIN 337-11-01-0001) from R1 to IN, for the purpose of designing and constructing a new Horry County Schools campus.

Hardin stated the annexation and rezoning request was submitted by the Horry County Board of Education in order to prepare for a planned replacement for the Whittemore Park Middle School. Neighboring parcels have been annexed and zoned IN to accommodate a future McLeod Health campus, and HCS has been in communication with McLeod to partner on a proposed shared connection to El Bethel Rd.

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

Frank Smith, Horry County Schools was present to answer any questions.

There was no public input.

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

**A. Colonial Farms/C. F. Alley Jr:**

- i. Request to annex 19.15 acres of property along SC Hwy 548 (PIN 326-00-00-0047) and rezone from Horry County HC (16.4 acres) and Horry County CFA (2.75 acres) to City of Conway R2 (Medium Density Residential) for the purpose of designing and constructing a new single-family residential neighborhood.
- ii. Request to annex 65.56 acres of property along SC Hwy 548 (PIN 326-00-00-0027) and rezone from Horry County CFA (63.46 acres) and Horry County HC (2.1 acres) to City of Conway R1 (Low Density Residential) for the purpose of designing and constructing a new single-family residential neighborhood.

Hardin stated in October 2021, Claude Fredrick Alley, Jr filed an application to annex two tracts of land: one is approximately 65.56 acres and the other is approximately 19.15 acres. Together, these properties are proposed to be developed as a residential neighborhood with varying densities. This request, the first of the two, focuses on the smaller tract. The 19.15-acre tract is proposed to be annexed and zoned R2, in order to accommodate a single-family residential neighborhood. The R2 district generally allows for more density per acre than the R1.

The intent of the R-2 District is to provide areas for medium density attached, detached, semi-attached and multi-family 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.

The Comprehensive Plan future land use map identifies this tract as Low Density Residential and the property is in Flood Zone: X. Water and sewer access will have to be



extended down Hwy 548 from the primary line along Hwy 501/Church St. Contiguity for this annexation is achieved via this request and extends the city limits to the next parcel in line.

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

Dan Stacy, agent for Claude Fredrick Alley, Jr further explained the request

Wise had concerns if the area was appropriate location for R-2 zoning.

The board discussed recent and future growth of this area.

Guidera asked which property would be developed first. Stacy stated he wasn't sure and that it was still being discussed.

Sligh made a motion to recommend approval to City Council for the 19.15 acres of property as presented that was seconded by Guidera. The vote in favor was 5-1, with Wise voting no. The motion carried.

Green made a motion to recommend approval to City Council for the 65.56 acres of property as presented. Sligh seconded the motion and the motion carried unanimously.

- B. Steven & Dayna Dunn:** Request to annex 40.07 acres of property located at 1237 W Cox Ferry Rd (PINs 382-00-00-0005 and 382-09-02-0001) and rezone from Horry County CFA to City of Conway R1 (Low Density Residential) for the purpose of designing and constructing a new single-family residential neighborhood.

Applicant requested deferral for the item. Hardin asked the board to make a vote to defer due to the call coming in so close to publishing date. Sligh made a motion to defer this item. Seconded by Green. The motion carried unanimously.

#### **IV. OFFICIAL ZONING MAP AMENDMENTS**

- A.** Request to amend the official zoning map of the City of Conway to include the future path and rights-of-way for the Conway Perimeter Road/El Bethel Extension.

Hardin states that as part of the initial adoption of a zoning ordinance for the City of Conway, the City Council at that time also adopted an official zoning map as required in Title 6, Chapter 7, Sections 1210 – 1280 of the Code of Laws of South Carolina. Since that

adoption, any amendment to the official zoning map is required to go through a specific process: review by Planning Commission, hold a public hearing, and two successful readings by the City Council. Amendments to the official zoning maps typically occur via rezoning requests, but other information may be included to provide information to the community.

On November 8, 2016, Horry County voters, by a 69.1 to 30.9 percent margin, supported a one-cent Capital Projects Sales Tax for roads. This tax went into effect on May 1, 2017, and will expire on April 30, 2025. Horry County is slated to receive \$592 million over the eight-year life of the one-cent tax. All of the road projects to be funded from the tax are packaged in the third Ride Improvement & Development Effort (RIDE III) program in Horry County. RIDE III includes a second phase of a project called the Conway Perimeter Road. The purpose of this road is to improve regional network connectivity between US 378 and US 701 and to contribute to the network of perimeter routes for enhanced local mobility. Phase II of the Conway Perimeter Road will extend from US 378 (at El Bethel Road) to US 701 South. The new road will feature 4-lanes with median and turning lanes at the intersection and pedestrian facilities, and has an estimated budget of \$18.4 million.

The design for Phase II of the Conway Perimeter Road was completed this summer, and the project has entered the right-of-way acquisition process. During this process, the DOT will approach property owners along the intended route in order to negotiate a purchase of their property so that the road project can be completed. This process is estimated to take two years. In that time frame, it is possible that property owners along the proposed route may request permits and/or rezonings from the City. If the City were to grant these requests, it would further complicate the acquisition process and require more funds than initially envisioned. This type of fund deficit is often made up by taking things away from the project, such as pedestrian facilities, which the City's Comprehensive Plan encourages.

In order to help keep the Conway Perimeter Road on-budget, staff recommends adopting an amendment to the official zoning map that lays out the Phase II rights-of-way as currently planned by the SCDOT. This would serve to inform the staff, property owners, and the public that changes in this area are not advised during the acquisition phase for the project.

Staff requests Planning Commission review the proposal carefully then pass on a recommendation for the City Council to hold a public hearing during their regular December 6, 2021 meeting, and approve 1st reading of the map amendment ordinance as

presented.

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

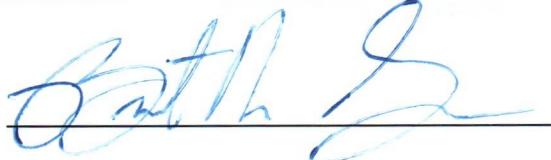
**V. PUBLIC INPUT**

None

**VI. ADJOURNMENT**

A motion was made to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 6:14 pm.

Approved and signed this 30 day of Nov, 2021.



Brantley Green, Chairman