

**CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, JANUARY 7, 2021
ZOOM VIDEO CONFERENCE - 5:30 P.M.**

Present: Brian O’Neil, David Sligh, Gloria Robinson-Cooper, Mark Stanley, Kendall Brown, John Thomas

Absent: Brantley Green, Chris Guidera

Staff: Mary Catherine Hyman, Planning Director and Deputy Administrator; Alicia Shelley, Planning Assistant

Others: Jamie McLain, Joe Burch

I. CALL TO ORDER

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

II. ELECTION OF OFFICERS

Sligh made a motion to elect Green as the Chairman and O’Neil as Vice Chairman of the Planning Commission for 2021. Stanley seconded the motion and the motion carried unanimously.

III. APPROVAL OF MINUTES

Stanley made a motion, seconded by Sligh to approve the December 1, 2020 minutes as written. The vote in favor was unanimous. The motion carried.

IV. REZONINGS

- A.** Request to rezone 6 parcels totaling approximately 0.74 acres of property located along Spivey Avenue and Church Street (PIN: 368-03-04-0079, 368-03-04-0083, 368-03-04-0084, 368-03-04-0087, 368-03-04-0088, 368-03-04-0089) from City of Conway Residential (R1) to Highway Commercial (HC).

Hyman stated that the applicant, Jamie McLain intends to combine the parcels and this will clean up some of the smaller unbuildable parcels.

Jamie McLain, applicant, reiterated and said they want to get rid of all the tiny lots and combine into one parcel, basically to get rid of 6 tax bills into 1. He stated that he spoke to an adjacent property owner and they have no trouble with the rezoning.

Hyman stated that the HC zoning would require a larger buffer and have to meet design

standards with the property is developed.

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

- B.** Request to rezone approximately 16.7 acres of property located at 1620 Sherwood Drive (PIN: 338-00-00-0023) from City of Conway Residential (RI) to Institutional (IN).
- C.** Request to rezone approximately 12.25 acres of property located at 1808 Rhue Street (PIN: 368-00-00-0002) from City of Conway Residential (RI) to Institutional (IN).
- D.** Request to rezone approximately 8.3 acres of property located at 1104 Elm Street (PIN: 338-13-01-0045) from City of Conway Residential (RI) to Institutional (IN).
- E.** Request to rezone approximately 12.5 acres of property located at 1101 Snowhill Drive (PIN: 338-00-00-0029) from City of Conway Residential (RI) to Institutional (IN).
- F.** Request to rezone approximately 24.23 acres of property located at 108 N. Clemson Circle (PIN: 325-00-00-0036) from City of Conway Residential (RI) to Institutional (IN).

Hyman stated that items B-F on the Agenda are all schools in the City of Conway that were originally zoned R1, which schools are allowed in, but for signage purposes and to coincide with the Future Land Use maps they are being rezoned to Institutional (IN). The rezoning request includes Conway Education Center, Whittemore Middle, Conway Middle, Conway Elementary and Homewood Elementary.

Joe Burch, agent for Horry County Schools said that all the other schools in the city are in the IN zoning district and that they are moving towards putting digital message boards in middle schools just like the high schools currently have.

Stanley asked if the setbacks or buffer requirements would change and how does that change the signage requirements.

Hyman said that the schools currently exists and that unless they add an addition, no changes would take place at this point. She also said that no digital signs are allowed in R1 and that they currently exist in the high schools but the plan is to place them at the middle schools too.

Sligh made a motion to recommend approval for items B-F to city council as presented. Robinson-Cooper seconded the motion and the motion carried unanimously.

V. PUBLIC INPUT

None

VI. ADJOURNMENT

A motion was made and seconded to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 5:52 p.m.

Planning Commission
January 7, 2021

Approved and signed this 4 day of February, 2021.

Brantley Green

Brantley Green, Chairman