Conway...South Carolina's Historic Rivertown

WELCOME! We are so glad that you've decided to open a business in the City of Conway!

STARTING A BUSINESS IN CONWAY, SOUTH CAROLINA



This booklet outlines the process for: NEW CONSTRUCTION

Follow these instructions if you are constructing a new building or altering the footprint of an existing building.

The steps, which are detailed on the following pages, are as follows:

- 1. PLANNING DEPARTMENT CONCEPTUAL REVIEW
- 2. PLAN SUBMITTAL
- 3. TECHNICAL REVIEW OF PLANS
- 4. COMMUNITY APPEARANCE BOARD
- 5. BUILDING PERMITS
- 6. CERTIFICATE OF OCCUPANCY
- 7. BUSINESS LICENSE

STEP 1 - PLANNING DEPARTMENT - CONCEPTUAL REVIEW

- 1. Make an appointment with the Planning Director to discuss your business and intended location. (see Attachment A for address and phone number)
- 2. At this meeting, the Planning Director will verify that the intended use of your building meets the City's Zoning Ordinance.
- 3. The Planning Director will go over the steps necessary to continue your application and answer any questions you may have.

STEP 2 - PLAN SUBMITTAL

- 1. Submit two (2) complete paper sets of plans and one digital set of plans to the Planning Department to initiate the Technical Review Process, Application (Attachment B), Request for Review of Intent to Develop (Attachment C), which requires an Intent to Develop Review Public Utility Fee of \$450.00 and a Commercial Plan Review fee of \$100.00
- 2. A complete set of plans must include the following:
 - SITE PLAN drawn to scale prepared by a design professional illustrating the location of all improvements and all proposed structures, including dumpster pads and specifications.
 - CURRENT SURVEY of the property prepared by a licensed surveyor.
 - TREE SURVEY of all trees protected by the Conway Preservation Ordinance. This includes all Live Oaks 8" + dbh (diameter at breast height 3"), American Holly 8"+ dbh, Flowering Dogwood 4" dbh, Redbud 4"+dbh and all other trees 8" dbh. This survey must be prepared by a licensed surveyor.
 - LANDSCAPE PLAN prepared by a design professional illustrating the location of all areas to be landscaped; location of proposed new plant material; areas to remain undisturbed; material type and size at installation; installation specifications and other requirements of Article 9 of the Unified Development Ordinance.
 - IRRIGATION PLAN illustrating the placement of the proposed system on site.
 - DRAINAGE PLAN prepared by a licensed engineer illustrating existing elevations, proposed finished elevations, proposed direction of surface flow; sub-surface piping and structures; elevations of out-falls; retention and detention areas; all relevant calculations and specifications.
 - NPDES GENERAL PERMIT or exemption from the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management (DHEC-OCRM).
 - **SECTION 404 PERMIT** or determination of no impact from the Army Core of Engineers for wetland alteration.
 - UTILITY PLAN illustrating the location of all existing and proposed onsite utilities; location of water and sewer tie-in; location of existing and proposed fire hydrants; all relevant calculations and specifications.

- LIGHTING PLAN showing all street lights or other lighting features meeting the requirements of Section 6.6 of the Unified Development Ordinance.
- GRAND STRAND WATER & SEWER AUTHORITY APPROVAL
 or Bucksport Water and Sewer stating that service is available if the
 proposed project is outside the City of Conway water and sewer service
 districts.
- PARKING PLAN showing all required and provided parking for the development including ADA accessible parking and meeting Article 8 of the Unified Development Ordinance.
- BUILDING ELEVATIONS illustrating what the finished buildings will
 look like once constructed. If applicable, the design of the buildings must
 meet any Overlay standards contained in the Unified Development
 Ordinance. Article 6.3.1 must be complied with at a minimum.

STEP 3 – TECHNICAL REVIEW

- 1. The Technical Review Committee is comprised of representatives from the Planning, Building, Fire, Public Works and Public Utilities Departments.
- 2. All plans are collected by the Zoning Officer and distributed to the various members of the Technical Review Committee for review and written comments.
- 3. The Committee meets once monthly or as needed to review and discuss issues with submitted plans.
- 4. The Zoning Officer will collect all Committee feedback and email a list of comments and required revisions to the applicant.
- 5. This process will continue until the plan receives approval from the entire Technical Review Committee.

STEP 4 - COMMUNITY APPEARANCE BOARD

- 1. Any development or alteration to the exterior of a site or building in the Central Business District, the Waccamaw River Districts or within the Main Street Corridor Overlay must receive approval from the Community Appearance Board.
- 2. The Community Appearance Board (CAB) is appointed by City Council and is comprised of residents and business owners in the City of Conway with various backgrounds including architecture, business, sign design, artistry, real estate, etc.
- 3. The CAB meets the 2nd and 4th Wednesday of every month at 4:00 p.m. in the City Hall Courtroom. A **COMPLETE** application must be submitted to the Planning Department no later than the Thursday prior to the meeting. (Attachment D)
- 4. A complete application to the CAB must include the following:
 - **ELEVATIONS** of the front, sides and rear of all proposed buildings drawn to scale
 - **ELEVATIONS** of any renovations and/or additions to an existing structure drawn to scale
 - SITE PLAN of the project drawn to scale

- LANDSCAPE PLAN, including irrigation
- SIGNAGE, drawn to scale including color samples, materials, lighting plan and fonts
- COLOR SAMPLES of paint, brick, siding, shingles, etc. for exterior finish of the building
- LIGHTING PLAN of the site including specific proposed fixtures.
- 5. A representative must be present at the meeting to have your request heard. The Board may approve the plans as submitted or may make suggested revisions. The applicant must continue to appear before the Board until they receive final approval from the Board.
- 6. The Zoning Officer is available to answer any questions about the CAB process and to assist all applicants through this process.

STEP 5 – BUILDING PERMITS

- 1. Complete the building permit application (Attachment E) and submit two (2) sets of engineered construction plans to the Conway Building Official for review and approval. (See Appendix A for address and phone number). All construction may be subject to the use of an architect and/or structural engineer.
- 2. Pay building permit fee (Attachment F) and utility tap fee. Utility tap fees vary based on the type and size of the business. Please contact Public Utilities Director James Friday to obtain a utility tap fee quote (see Appendix A for phone number). Bring receipt of payment of both fees to Building Permit Clerk. PLEASE NOTE: The general contractor and any subcontractors working on construction must obtain a business license prior to beginning work within the corporate limits of Conway. They may obtain this license directly from the Business License office.
- 3. Permit is issued and construction can begin.
- 4. Commercial buildings will require building, plumbing, mechanical and electrical permits that must be obtained by each subcontractor.
- Inspections will be required as each building step is completed, i.e., footings, foundations, slab plumbing, floor framing, nailing, framing, rough electrical, mechanical and electrical, and insulation, etc. Requests for inspections must be called in 24 hours in advance.
- 6. In order to receive temporary power on the building, the following must be submitted to the Building Department: list of subcontractors, roofing verification, termite pre-treatment letter and truss engineering certification.

<u>STEP 6 – CERTIFICATE OF OCCUPANCY</u>

- 1. On site inspections will be completed by the following Departments:
 - Building Department to ensure building completion satisfies building codes.
 - Planning Department will ensure exterior of building, parking layout and landscaping has been installed according to approved plans.
 - Public Works Department will ensure drainage, dumpster pads, pavement, and sidewalks have been installed according to approved plans.

- Public Utilities to ensure utilities have been properly installed.
- Fire Department will ensure building completion satisfies all applicable fire codes. The Fire Department will also ensure that a key box has been installed. If the tenant of a newly constructed structure changes the locks to the building, they are required to provide updated keys to be placed in the key box for the Fire Department.

STEP 7 – BUSINESS LICENSE

- 1. Apply for a Business License at the City Hall Annex located on Second Avenue.
- 2. The following must be submitted to apply for a business license:
 - Business License Application (Attachment G)
 - Business License Fee (Attachment H)
 - Certificate of Occupancy
- 3. Business license is issued.

The following attachments should include all the necessary paperwork and application forms as well as fee structure for opening your business. Also attached is a list of staff and contact numbers for those involved in the business license process. Please feel free to contact any member of the staff of the City of Conway.

We look forward to working with you!

APPENDICES

IMPORTANT PHONE NUMBERS	ATTACHMENT A
PLAN SUBMITTAL APPLICATION	ATTACHMENT B
INTENT TO DEVELOP APPLICATION	ATTACHMENT C
CAB APPLICATION	ATTACHMENT D
BUILDING PERMIT APPLICATION	ATTACHMENT E
BUILDING PERMIT COMMERCIAL FEES	ATTACHMENT F
BUILIDNG PERMIT FEE CHART	ATTACHMENT F
BUSINESS LICENSE APPLICATION	ATTACHMENT G
BUSINESS LICENSE FEES & RATE CLASS	ATTACHMENT H

CITY OF CONWAY IMPORTANT PHONE NUMBERS and ADDRESSES

Planning Department 206 Laurel Street	(843) 488-9888
Building Department 206 Laurel Street	(843) 488-9888
Department Public Works	(843) 248-1730
Department Public Utilities	(843) 248-1770
Fire Marshal	(843) 248-1726
Business License Department 1000 Second Avenue	(843) 248-1781

CITY OF CONWAY PLANNING DEPARTMENT 206 LAUREL STREET CONWAY, SC 29526

Subdivision:Zoning:	
) — Number of lots (\$20.00 + \$5.00 per lot)
Staff Use only Date Received: For review by:	By: Fee Paid:

CITY OF CONWAY REQUEST FOR REVIEW OF INTENT TO DEVELOP

ATTACHMENT C

PROPOSED NUMBER OF EQUIVALENT UNITS TO BE SERVED
ALL INDUSTRIAL USERS MUST DESCRIBE IN DETAIL THE QUALITY AND QUANTITY OF WASTE TO BE DISCHARGED SUCH AS EXCESSIVE BOD LIMITS OR TOXIC WASTES
ATTACH A SIMPLE SKETCH PLAN OF PROPOSED PROJECT
CONSTRUCTION SCHEDULE:
ANTICIPATED START DATE:
ANTICIPATED COMPLETION DATE:
IF PROJECT IS TO BE PHASED, PLEASE LIST BELOW THE NUMBER OF UNITS TO BE CONSTRUCTED FOR EACH PHASE AND DATES PLANNED FOR THE START AND COMPLETION OF EACH PHASE.

^{*} ALL FUTURE CORRESPONDANCE REGARDING THIS PROJECT SHOULD REFERENCE THE ABOVE INDICATED PROJECT NAME. IF A NAME CHANGE IS PLANNED, PLEASE NOTIFY THE CITY.



City of Conway Community Appearance Board APPLICATION / CERTIFICATE OF APPROPRIATENESS

Staff Use Only	
Received:	
Staff:	l

206 Laurel Street, 29526	Conway, Sout			FAX: (843) 4 www.cityot		com
Property Address:				TMS#:		
Review Request:	Project Type:	HDRD:		Meeting I	Date:	-
Conceptual Preliminary Final	Alterations / Additions New Construction Signs Landscape Color Change	Miscellaneous (Fencing, roofs, etc) Demolition / Moving of Structure Repairs / Repainting with no Change Appeal the Decision of Planning Staff				ange
Property Owner: Applicant:			aytime phor aytime phor			
Applicant's mailing address:		Applicant's e-mail o	·	ie.		
City:			ate:		Zip Code	ə:
relationship:	Dwner Design Professional	Contractor		Real Esta Broker	ate [Other
Value of Project (As noted on Build	umos neo Tables - Sanda Dockston, et est esta					
<u>In your own words, describe w</u>	rial you are requesting.					
	NAME OF THE OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER					
completed Completed CAB applica Two (2) copies of all relevancessary by CAB and/a Site plans illustrating of exproposed new structures	ed and/or initial TRC review ation vant information (As deemed or Planning Director) xisting structures and and/or additions ing the location of existing	sides, and and/or for and/or for signage; Color san Topograp Tree surve Lighting p	mples of pai phic surveys eys;	proposed to be cosed to be cos	new structer renovation reposed aningles, sich structer structer structer renovation renovation reposed aningles, sich structer renovation reno	tures fed; new ding;
I hereby acknowledge by my signature property or the authorized representation submitted to the City of Conway Plan Board meets the second and fourth Westo obtain all necessary approvals from placed on a Community Appearance REQUEST HEARD.	ive of the owner. I authorize the subje- uning Department no later than ten(10 ednesday of each month at 4:00 P.M. i n other city departments, and that all	ct property to be inspe b) days prior to the me city Hall, 229 Main Str coning requirements m	ected, and the eeting date. Treet. I unders	at all require The Communitation Stand that it is	ed materia unity Appe is my respo he project'	I will be carance ensibility
Applicant's signature:		For the second s	date:_		-	
Print name legibly:						



City of Conway Community Appearance Board

APPLICATION / CERTIFICATE OF APPROPRIATENESS

REQUIREMENTS AND PROCEDURES

Sign Permit Procedures

Application to erect, alter, or relocate a sign shall be made to the City Planner upon a form provided by the City Planner and <u>shall include the following information</u>. <u>Applicants shall submit two (2) copies of all relevant information as follows:</u>

- Name, address, telephone number, and signature of the owner of premises (and occupant if different) granting permission for the construction, maintenance, or display of the proposed signage.
- 2. Name, address, telephone number, and signature of sign contractor.
- 3. The approximate value of the project/sign to be installed, including the installation cost.
- 4. Two copies of a sketch or blue print of the proposed signage drawn to scale, showing elevations of the sign as proposed on the building facade, awning, or canopy. In the case of a freestanding sign, a sketch plan of the property drawn to scale illustrating the proposed location of the sign.
- 5. Specifications and scaled drawings showing the materials, design, dimensions, structural supports, and electrical components of the proposed sign.
- 6. Any other information, specifications, photographs, or the like deemed necessary by the Planning Department staff in order to assure compliance with requirements set forth herein.

New Construction/Additions/Alterations

Prior to the issuance of a zoning permit, applicants shall submit two (2) copies of all relevant information deemed necessary by the Community Appearance Board and/or the Planning Director in order for the Board to approve or deny the application. Relevant information may include but shall not be limited to:

- site plans illustrating the location of existing structures and proposed new structures and/or additions;
- 2. landscape plans illustrating the location of existing landscaping and proposed new landscaping;
- 3. building designs and facade drawings of the front, sides, and rear of all proposed new structures and/or facades proposed to be renovated;
- 4. plans for existing signage and proposed new signage;
- 5. color samples of paint, brick, shingles, siding, etc.;
- 6. topographic surveys;
- 7. tree surveys;
- 8. lighting plans.
- Specifications for miscellaneous architectural elements (lighting fixtures, hardware and finishes, etc.)

Definitions

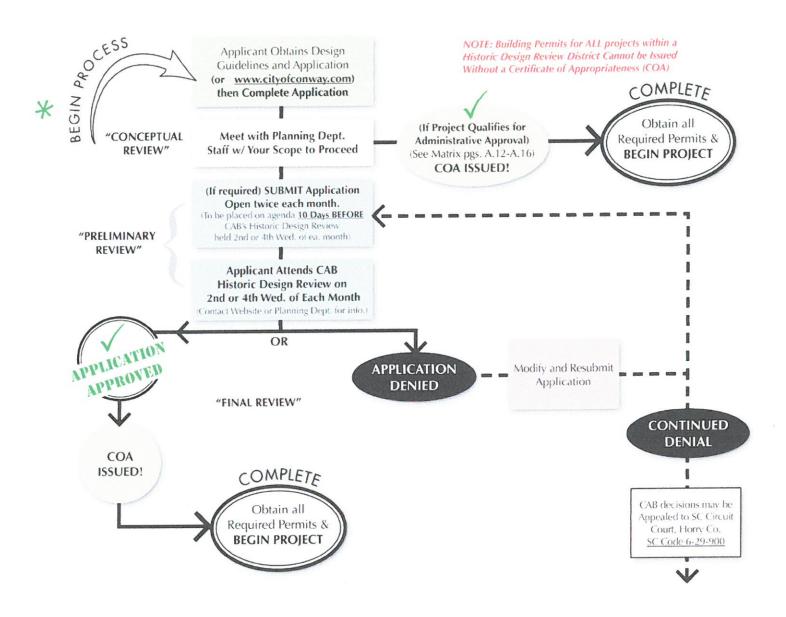
- A. <u>Conceptual Review</u>: Applicants are encouraged to meet with Planning Department staff prior to the preparation of working drawings and specifications. The purpose of the meeting shall be to familiarize applicants with the City of Conway Community Appearance Board and the design review standards. Applicants may meet with the Community Appearance Board for a tentative reaction to the general design concept of a proposed project.
- B. <u>Preliminary Review</u>: The Community Appearance Board shall review each application to determine if it adheres to the design review criteria. If the design and materials are consistent with the design guidelines, the Board may grant final approval. If revisions are required, the applicant shall make the necessary revisions and submit them for a final review.
- C. <u>Final Review</u>: Once the Community Appearance Board has determined that an application satisfies all design guidelines, the Board may approve the issuance of a COA (Certificate of Appropriateness).



City of Conway Community Appearance Board

APPLICATION / CERTIFICATE OF APPROPRIATENESS

DESIGN REVIEW PROCESS AND FLOW CHART





Building Permit Application Application and all required supporting materials must be completed prior to requesting a permit.

City of Conway Building Department Phone: (843) 488-9888 FAX: (843) 488-9890 206 Laurel Street, 29526 Conway, South Carolina www.cityofconway.com

Address of Work Site:		TM	1S#		Zoning:
Owner of Property:		Mailing Ad	dress:		-
Phone #:	Fax #:				
Contractor:		Mailing Add	dress:		
Phone #:	Fax#:		Email:		
City Business License #:		State Licens	se #:	Expiration Date:	
Architect/Designer:		Mailing Add	dress:		
Phone #:					
Engineer:			lress:		
Phone #:	Fax#:				
				-	
Type of Work: New Addition Commercial Reside		ion Repair Other	Move Remo	ve Other	
Explain Work Specifically:					
Signature of Contractor or Authorized Age Print Name Signature of Owner (if Builder) Print Name	ent 2	A print out, available vALUATION OF Valuation on Building required. Subcontract	WORK: \$ Permits will be calcul or information must be R & WATER FEES	Register's Office, is required ated by Building Department.	Separate permits may be
Approvals Building	Zoning		Type of Const.	Occupancy Group	Total Sq. Ft
Building Permit \$ -			# Stories	# Dwelling Unit	# Bedrooms
Electrical Permit			# Bathrooms	Elec. Amp	HVAC
Plumbing Permit _			Flood Elevation	Fire Sprinklers	# of Seats
Mechanical Permit					
Gas Permit _			Date Issued:		
Sign Permit _			Issued By:		
Plan Review Fee		_			
Fire Sprinklers			Permit #	Permit Amt \$	
Other Total Amount Due	***				

CITY OF CONWAY Fees - Commercial

Building \$.30 x total square footage for permit cost plus trade

permits

Electrical \$50. for first \$5000. Then fee chart.

Plumbing \$50. for first \$5000. Then fee chart.

Mechanical \$50. for first \$5000. Then fee chart.

Gas \$50. for first \$5000. Then fee chart.

Plan Checking One half permit fee

Preliminary Review \$100. plus standard plan review fee.

Change of Occupancy \$100.

Change of Tenant \$25.

Re-inspections \$35. after two failed inspections, first if not ready,

must be paid before next inspection.

Moving of Buildings \$150.

Demolition of Buildings \$150.

Sewer \$30. for existing buildings.

Penalties: Work for which a permit is required by this code is started or in progress prior to obtaining said permit, the fees herein specified shall be **DOUBLED**, but the payment of such double fees shall not relieve any persons from fully complying with the requirements of this code in the execution of the work.

FEES - RESIDENTIAL CITY OF CONWAY

\$65.00 per square foot valuation

Building

\$50.00 up to 200 amps, then .25 per amp Electrical

\$45.00, plus \$2 per fixture Plumbing \$35.00, up to 2 ton and then \$7.50 per ton

Mechanical

Gas

\$25.00, plus \$2.50 per each appliance

One half permit fee

Plan Checking

\$35.00, after two failed inspections, first if not ready, must be paid before next inspection Re-inspection

\$150.00 Moving of a Building

\$150.00 **Demolition of Building**

same as new construction Remodel and Additions

\$33 per square foot valuation Private Garages

\$0.30 x total square foot Storage Buildings \$0.25 x total square foot Porches and Decks

Valuation from fee chart plus electrical fee Pools

\$30.00 for existing building Sewer The fee for work started prior to obtaining a permit (when required) shall be DOUBLED, but payment of double fee Shall not relieve any persons from fully complying with the requirements of the code in the execution of the work. Penalties:

CITY OF CONWAY BUILDING PERMIT FEE CHART

TOTAL VALUATION	FEE
Up to \$2,000.00	\$30.00
\$2,001.00 up to and including \$50,000.00	\$30.00 for the first \$2,000.00 plus \$6.00 for each additional thousand or fraction thereof
\$50,001.00 up to and including \$100,000.00	\$324.00 for the first \$50,000.00 plus \$5.00 for each additional thousand or fraction thereof.
\$100,000.00 and up to including \$500,000.00	\$574.00 for the first \$100,000.00 plus \$4.00 for each additional thousand or fraction thereof
\$500,001.00 and up	\$2,174.00 for the first \$500,000.00 plus \$3.00 for each additional thousand or fraction thereof

New businesses must obtain a business license prior to beginning operations.

Business licenses expire on June 30 each year. Renewals must be paid in full on or before June 30 to avoid penalties.



FOR OFF	ICE USE
ACCT #	
RATE CLASS	
SIC	
NAICS	

BUSINESS LICENSE APPLICATION

1. Business name				
2. Owner, partner or corporation na	me			
3. Physical location of business	(Street)	(City)	(State)	(Zip Code)
4. Mailing address (if different)	(Street/Post Office Box)	(City)	(State)	(Zip Code)
5. Location of records			- W	
6. Federal ID number				
7. Sales tax number		0 II D		
8. Business Phone		9. Home Phone		*
10. Cell Phone		11. Fax Number		
12. Email address				TT 5
13. Type of Ownership.		14. Type of Busines		
Sole ProprietorPartnership		Wholesale	Coin MachineAdmissionsHospitality ons	ServiceInsuranceOther
15. Main Business (IE: Retail: Furni	ture Sales)			
16. Business Owner, Partners or Off				
Name:	_ Address		% Ownership_	
Name:	_ Address		% Ownership_	
17. Did you buy this existing busines				
Name of previous owner	Present addre	SS		
18. Estimated gross receipts throu				
19. Fee calculation: Minimum of \$	for first \$	plus \$	for each addi	tional \$1000.00.
20. Total fee due: \$				
21. Is your business within the city l	imits of Conway?Yes	No		
I understand that City ordinance p	rovides for penalties and license revo	ocation for making false	e or fraudulent stater	ments in this application.
	or Business Licenses are subject to a			
I certify that all information on this	s application including any attachme	ents is true and correct to	o the best of my kno	owledge.
Signature	Title			Date

Completed applications may be mailed to: City of Conway – P.O. Box 1075 – Conway, SC 29528-1075 – faxed to 843-248-1718 or delivered in person to our office at 1000 Second Avenue, Conway, SC. If you have questions, please call us at 843-488-7631.