PLANNING DEPARTMENT

PLANNING COMMISSION AGENDA
Thursday, February 1, 2018 – 5:30 p.m.

I. CALL TO ORDER

II. APPROVAL OF MINUTES (January 11, 2018)

III. ANNEXATIONS

A. Annexation of approximately 0.52 acres on Allied Drive (TMS #151-00-03-054 | PIN 38307010006) and request to rezone from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).

B. Annexation of approximately 2.64 acres on one parcel located on Edwards Lane (TMS #150-00-06-028 | PIN 38205010005) and request to rezone from Horry County SF20 to City of Conway Institutional (IN).

C. Annexation of approximately 3.14 acres on one parcel located on Highway 501 (TMS #151-00-01-004 | PIN 38301010005) and request to rezone from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).

D. Annexation of approximately 0.25 acres on one parcel located on Camelot Street (TMS #122-00-04-063 | PIN 33807040014) and request to rezone from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).

E. Annexation of approximately 26.79 acres on two parcels located on Depot Road (TMS #137-00-01-013 | PIN 36700000003 & PIN 36703040001) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Conservation Preservation (CP).

IV. REZONINGS

A. Request to rezone the property located at 1050 Depot Road TMS #137-00-01-015 | PIN 336700000001 from Forest Agriculture (FA) to Conservation Preservation (CP).

V. PLANNED DEVELOPMENT AMENDMENT

A. Request to amend the Wild Wing Planned Development (PD) identified as TMS #151-00-04-135 | PIN 383-00-00-0337, TMS #151-00-04-204 | PIN 383-00-00-0321, TMS #151-00-04-136 | PIN 383-13-02-
0070, PIN 384-16-01-0030, PIN 383-13-02-0072, PIN 383-13-02-0073, and PIN 384-16-01-0032 to allow density assignment between parcels and use changes on three parcels.

VI.  PUBLIC INPUT

VII.  ADJOURN
Issue
Request for annexation of approximately 0.52 acres of property located on Allied Drive (TMS 151-00-03-054 | PIN 38307010006) and request to rezone from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).

Background
On January 16, 2018, Samuel E. Gay, on behalf of Horry County, requested the annexation and rezoning of 0.52 acres of property located on Allied Drive (TMS 151-00-03-054 | PIN 38307010006) from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC). This parcel will be combined with the adjacent parcel that was recently annexed and rezoned to construct a commercial bowling facility.

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.

If the parcel is annexed and rezoned to Highway Commercial (HC) all uses in this zoning district would be permitted.

CITY OF CONWAY COMPREHENSIVE PLAN:
The Comprehensive Plan identifies this parcel as Highway Commercial (HC) on its Future Land Use Map.

RECOMMENDATION:
Staff recommends consideration of the Applicant’s request and make a recommendation to City Council based upon the Planning Commission’s review of this matter.
LETTER OF AGENCY

To: The City of Conway Planning Department
Re: Tax Map Number (s): 151-00-03-054
   Property Address: n/a
   Property Location: Atlantic Center, Parcel 34
   Property Owner(s): Horry County
 (Please Print Full Name)

In connection with the referenced property, I hereby appoint the person shown below as my agent for the purpose of filing such application for project approval as they shall deem necessary and proper.

Authorized Agent: Samuel H. Gay, P.E. (Venture Engineering, Inc.)
 (Please Print Full Name)

Reason For Agency: Annexation & Rezoning
Business License #: 175917
Agent’s Address: 209 Hwy 544, Conway, SC 29526
Agent’s Telephone Number: 843-347-5851

Witness

Property Owner (Please print full name)

Title

Signature of property owner

Date

If there is a land sales contract, please supply us with a copy.
Letter of agency submitted must be original. No copies accepted.
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: Atlantic Center; Parcel 34
TMS#: 151-00-03-054 ACREAGE: 0.52
PROPERTY ADDRESS: n/a

PROPERTY OWNERS (Attach additional sheets if necessary)

(Print) Whitehall
(Signature)  DATE: 1-14-18

(Print)     DATE:
(Signature)

IS THERE A STRUCTURE ON THE LOT: no STRUCTURE TYPE: n/a
CURRENT USE: Drainage & Access Easements

PROPERTY OWNER TELEPHONE NUMBER:

The information requested below is being gathered for statistical purposes:

Number of persons residing at the address to be annexed n/a.

RACE: White Black Other
Zoning Map Amendment
Application
Incomplete applications will not be accepted.

City of Conway Planning Department
206 Laurel Street, 29526
Phone: (843) 488-9888
Conway, South Carolina
Fax: (843) 488-9890
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. 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: n/a  FEE PAID □ YES □ NO
AREA OF SUBJECT PROPERTY (ACREAGE): 0.52  TMS #: 151-00-03-054
CURRENT ZONING CLASSIFICATION: n/a
COMPREHENSIVE PLAN 2019 FUTURE LAND USE: HC
REQUESTED ZONING CLASSIFICATION: HC

NAME OF PROPERTY OWNER(S):

Horsey County

PHONE # (843) 915-5370

MAILING ADDRESS OF PROPERTY OWNER(S):

1301 Second Ave
Conway, SC 29526

Atttn: County Attorney

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)  ADMINISTRATOR 1-16-18

PROPERTY OWNER’S SIGNATURE(S)  DATE
ISSUE:
Request for annexation of approximately 2.64 acres on one parcel located on Edwards Lane TMS #150-00-06-028 | PIN 38205010005 and request to rezone from Horry County Single-Family Residential (SF20) to City of Conway Institutional (IN).

BACKGROUND:
On January 18, 2018, Castles Engineering on behalf of Donald E. Edwards and Judy E. Kospa, submitted an application to annex and rezone a parcel consisting of a total of approximately 2.64 acres of property located on Edwards Lane. The intention is to combine this parcel with surrounding parcels to build student housing. These surrounding parcels were annexed and rezoned on January 16th.

The property is currently zoned Horry County Single-Family Residential (SF20).

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.

*If the parcels are annexed and rezoned to Institutional (IN) all uses in this zoning district would be permitted. Attached is Article 4 of the UDO, which list all uses permitted in this Zoning Districts.*

CITY OF CONWAY COMPREHENSIVE PLAN:

The *Comprehensive Plan* identifies #150-00-06-028 | PIN 38205010005 as Low Density Residential in the Future Land Use Map.

RECOMMENDATION:

Staff recommends consideration of the Applicant’s request and make a recommendation to City Council based upon the Planning Commission’s review of this matter.
City of Conway Planning Department  Phone (843) 488-9888  Fax (843) 488-9890
206 Laurel Street, 29526  Conway, South Carolina  www.cityofconway.com

Zoning Map Amendment Application
Incomplete applications will not be accepted

Notice

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Physical Address of Property: Edwards Estates (Tract 1)  Fee Paid □ Yes □ No
Area of Subject Property (Acreage): 2.64 (GIS)  TMS #: 150-00-06-028
Current Zoning Classification: Horry County (SF 20)
Comprehensive Plan 2019 Future Land Use: Low Density Residential
Requested Zoning Classification: Institutional (IN)

Name of Property Owner(s):
Donald E. Edwards
Judy E. Kospa

Mailing Address of Property Owner(s):
502 12TH AVE, 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)  Date 1-18-18

[Signature]
Property Owner’s Signature(s)  Date 1-18-18
STATE OF SOUTH CAROLINA  )                    PETITION FOR ANNEXATION
COUNTY OF HORSY  )

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: Edwards Estates (Tract 1)
TMS#: 150-00-06-028  ACREAGE: 2.64 (GIS)
PROPERTY ADDRESS: Edwards Lane, Conway, SC 29526

PROPERTY OWNERS (Attach additional sheets if necessary)
Donald E. Edwards  
(Print)  
(Signature)  DATE: 1-19-18
Judy E. Kospa  
(Print)  
(Signature)  DATE: 1-19-18

IS THERE A STRUCTURE ON THE LOT: No  STRUCTURE TYPE: N/A
CURRENT USE: Vacant
PROPERTY OWNER TELEPHONE NUMBER:

The information requested below is being gathered for statistical purposes:
Number of persons residing at the address to be annexed: N/A
RACE: White [], Black [], Other []
LETTER OF AGENCY

RE: TMS# 150-00-06-028

Project name: Edwards Estates Tract 1

Property Address(es): Edwards Lane, Conway, SC 29526

Property Owner(s): Donald E. Edwards and Judy E. Kospa

In connection with the referenced properties, I hereby give my permission for the business listed below to act as an agent for the purpose of submitting Zoning Map Amendment and Petition for Annexation Applications for review.

Authorized Agent: Castles Engineering, Inc.

Agent/Business Address: 2024 Corporate Centre Drive, Suite 102, Myrtle Beach, SC 29577

Agent/Business Telephone Number: 843-448-0910

PROPERTY OWNERS

Donald E. Edwards
(Print)

Judy E. Kospa
(Print)

(Date: 1/18/18)

Signature

(Date: 1/18/18)

Signature

(Date: )

Signature

(Date: )

Signature

(Date: )

Signature
Issue
Request for annexation of approximately 3.14 acres of property located on Highway 501 (TMS 151-00-01-004 | PIN 38301010005) and request to rezone from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).

Background
On January 18, 2018, Beverly Investments requested the annexation and rezoning of 3.14 acres of property located on Highway 501 (TMS 151-00-01-004 | PIN 38301010005) from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC) to develop a commercial strip center.

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.

If the parcel is annexed and rezoned to Highway Commercial (HC) all uses in this zoning district would be permitted.

CITY OF CONWAY COMPREHENSIVE PLAN:

The Comprehensive Plan identifies this parcel as Highway Commercial (HC) on its Future Land Use Map.

RECOMMENDATION:
Staff recommends consideration of the Applicant’s request and make a recommendation to City Council based upon the Planning Commission’s review of this matter.
Zoning Map Amendment Application

Incomplete applications will not be accepted.

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

Notice

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PHYSICAL ADDRESS OF PROPERTY: 

FEE PAID □ YES □ NO

AREA OF SUBJECT PROPERTY (ACREAGE): 3.14

TMS #: 151.00.01.001

CURRENT ZONING CLASSIFICATION: HC

COMPREHENSIVE PLAN 2019 FUTURE LAND USE: HC

REQUESTED ZONING CLASSIFICATION: HC

NAME OF PROPERTY OWNER(S):

Lacey Investments

PHONE # 843-236-4663

MAILING ADDRESS OF PROPERTY OWNER(S):

9007 Highway 844

MB 56 29526

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)  

DATE

PROPERTY OWNER’S SIGNATURE(S)  

DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.
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: 501-544
TMS#: 151-000-001 ACREAGE: 3.14
PROPERTY ADDRESS: 
PROPERTY OWNERS (Attach additional sheets if necessary)

(Print) (Signature) DATE: 10/10
(Print) (Signature)

IS THERE A STRUCTURE ON THE LOT: NO STRUCTURE TYPE:
CURRENT USE: 
PROPERTY OWNER TELEPHONE NUMBER: 843-488-1763

The information requested below is being gathered for statistical purposes:

Number of persons residing at the address to be annexed

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.
DATE: February 1, 2018  
AGENDA ITEM: III.D

ISSUE PAPER

Request by the City of Conway to annex approximately .25 acres of property on Camelot Street (TMS #122-00-04-063 | PIN 33807040014) and rezone the property from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).

BACKGROUND

On December 28, 2017, an application was signed by the City Administrator requesting the annexation and rezoning of this city-owned parcel.

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.

*If the property is rezoned to HC, all uses in this zoning district would be permitted.*

CITY OF CONWAY COMPREHENSIVE PLAN:

The Comprehensive Plan identifies this parcel as Medium Density Residential (R-2) in the Future Land Use Map.

RECOMMENDATION:

Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review.
STATE OF SOUTH CAROLINA  )
COUNTY OF HORY   )

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: 1101 Camelot Street

TMS#: 122-00-04-063 ACREAGE: .25 acres

PROPERTY ADDRESS: 1101 Camelot Street

PROPERTY OWNERS (Attach additional sheets if necessary)
City of Conway (Signature) DATE: 12/28/17

(P)nell (Signature)

DATE:

IS THERE A STRUCTURE ON THE LOT: yes STRUCTURE TYPE:

CURRENT USE: City water tower

PROPERTY OWNER TELEPHONE NUMBER: 843-248-1760

The information requested below is being gathered for statistical purposes:

Number of persons residing at the address to be annexed n/a

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.
Zoning Map Amendment
Application
Incomplete applications will not be accepted.

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

Staff Use Only
Received:__________
Staff:__________

Notice

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PHYSICAL ADDRESS OF PROPERTY: 1102 Camelot Street
FEE PAID: YES NO

AREA OF SUBJECT PROPERTY (ACREAGE): .25
TMS #: 122-00-04-063

CURRENT ZONING CLASSIFICATION: Horry County HC

COMPREHENSIVE PLAN 2019 FUTURE LAND USE: Medium Density Residential (R-2)

REQUESTED ZONING CLASSIFICATION: City of Conway HC

NAME OF PROPERTY OWNER(S):
City of Conway

PHONE # 248-1760

PHONE #

MAILING ADDRESS OF PROPERTY OWNER(S):
229 Main Street, Conway, SC 29526

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) DATE

PROPERTY OWNER’S SIGNATURE(S) DATE

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

Request by the City of Conway to annex approximately 26.79 acres of property along Depot Road (TMS #137-00-01-013 | PIN 36700000003 and PIN 36703040001) and rezone the properties from Horry County Commercial Forest Agriculture (CFA) to City of Conway Conservation Preservation (CP)

BACKGROUND

On December 28, 2017, an application was signed by the City Administrator requesting the annexation and rezoning of this city-owned parcel.

The intent of the CP District is to provide needed open space for general outdoor and indoor recreational uses, and to protect environmentally sensitive areas and flood prone areas from the encroachment of any residential, commercial, industrial, or other uses capable of adversely affecting the relatively undeveloped character of the district.

If the property is rezoned to CP, all uses in this zoning district would be permitted.

CITY OF CONWAY COMPREHENSIVE PLAN:

The Comprehensive Plan identifies this parcel as Conservation Preservation (CP) in the Future Land Use Map.

RECOMMENDATION:

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

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: Depot Road
TMS#: 36700000003 & 36703040001 ACREAGE: 26.79

PROPERTY ADDRESS: 

PROPERTY OWNERS (Attach additional sheets if necessary)

City of Conway ____________________________ (Print) DATE: 12/28/17
__________________________ (Signature)

__________________________ (Print) DATE:__________________________
__________________________ (Signature)

IS THERE A STRUCTURE ON THE LOT: n/a STRUCTURE TYPE: ________________________
CURRENT USE: vacant
PROPERTY OWNER TELEPHONE NUMBER: 843 248-1760

The information requested below is being gathered for statistical purposes:

Number of persons residing at the address to be annexed 0 __________

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.
Zoning Map Amendment
Application
Incomplete applications will not be accepted.

Notice

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PHYSICAL ADDRESS OF PROPERTY: ____________________________ FEE PAID □ YES □ NO

AREA OF SUBJECT PROPERTY (ACREAGE): 26.79 T MS #: 36700000003 & 36703040001

CURRENT ZONING CLASSIFICATION: Horry County Commercial Forest Agriculture

COMPREHENSIVE PLAN 2019 FUTURE LAND USE Conservation Preservation

REQUESTED ZONING CLASSIFICATION: Conservation Preservation

NAME OF PROPERTY OWNER(S):
City of Conway

PHONE # 248-1760

MAILING ADDRESS OF PROPERTY OWNER(S):
229 Main Street, Conway, SC 29526

******

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) DATE

PROPERTY OWNER’S SIGNATURE(S) DATE

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

Request by the City of Conway to rezone approximately 155.43 acres of property located at 1050 Depot Road (TMS # 137-00-01-015 | PIN 36700000001) from Forest Agriculture (FA) to Conservation Preservation (CP)

BACKGROUND

On December 28, 2017, an application was signed by the City Administrator requesting the rezoning of this city-owned parcel.

The intent of the CP District is to provide needed open space for general outdoor and indoor recreational uses, and to protect environmentally sensitive areas and flood prone areas from the encroachment of any residential, commercial, industrial, or other uses capable of adversely affecting the relatively undeveloped character of the district.

*If the property is rezoned to CP, all uses in this zoning district would be permitted.*

*CITY OF CONWAY COMPREHENSIVE PLAN:*

The *Comprehensive Plan* identifies this parcel as Conservation Preservation (CP) in the Future Land Use Map.

RECOMMENDATION:

Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review.
Zoning Map Amendment Application
Incomplete applications will not be accepted.

City of Conway Planning Department
206 Laurel Street, 29526
Phone: (843) 488-9888
Conway, South Carolina
FAX: (843) 488-9890
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Notice

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Physical Address of Property: 1050 Depot Road

Fee Paid: [ ] Yes [ ] No

Area of Subject Property (Acreage): 155.43

TMS #: 137-00-01-015

Current Zoning Classification: Forest Agriculture

Conservation Preservation

Comprehensive Plan 2019 Future Land Use: Conservation Preservation

Requested Zoning Classification: Conservation Preservation

Name of Property Owner(s):

City of Conway

Phone #: 248-1760

Mailing Address of Property Owner(s):

229 Main Street, Conway, SC 29526

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) 12/28/17

DATE

PROPERTY OWNER’S SIGNATURE(S) DATE

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

Request to amend the Wild Wing Planned Development (PD) identified as TMS #151-00-04-135 | PIN 383-00-00-0337, TMS #151-00-04-204 | PIN 383-00-00-0321, TMS #151-00-04-136 | PIN 383-13-02-0070, PIN 384-16-01-0030, PIN 383-13-02-0072, PIN 383-13-02-0073, and PIN 384-16-01-0032 to allow density assignment between parcels and use changes on three parcels.

BACKGROUND

On December 21, 2017, staff received a request from John Poston, on behalf of Jimmy Jordan, Founders Wild Wing LLC, and G&G Aviary LLC for an amendment to the Wild Wing Planned Development (TMS #151-00-04-135 | PIN 383-00-00-0337, TMS #151-00-04-204 | PIN 383-00-00-0321, TMS #151-00-04-136 | PIN 383-13-02-0070, PIN 384-16-01-0030, PIN 383-13-02-0072, PIN 383-13-02-0073, and PIN 384-16-01-0032) to allow density assignment between parcels and use changes on three parcels to develop single or multi-family on four undeveloped tracts located between the Fairways and Aviary Village.

With the proposed amendment, the total density for the Wild Wing PD remains the same (current density is 2,939 units). Density within current PD areas is subcategorized to and assigned to correspond with current tax parcels, and density within the PD is shifted among some of the remaining development properties:

- **Current PD Area D-2** is subcategorized to D-3 (existing Fairways) and D-4 (PIN 38300000337).
  - The original Area D-2 allowed 624 units. 180 units have been platted/built at the Fairways (Area D-3), which leaves 444 units for Area D-4 for the proposed apartments.
- **Current PD Area B** is subcategorized to B-1 (PIN 38313020072), B-2 (PIN 38313020073), B-3 (PIN 38416010032), B-4 (PIN 38313020070), and B5 (PIN 38416010030).
  - The original Area B allowed 200 units. The proposed amendment assigns 43 units to B-4 and 119 units to B-5 for the proposed apartments. The amendment also assigns 38 units to B-1, which leaves 0 units for Areas B-2 and B-3.
- **Current PD Area N** is subcategorized to N (Wild Wing Lakes) and D-5 (PIN 38300000321).
  - The original Area N allowed 850 units. 831 have been platted/built in Wild Wing Lakes, which leaves 19 units for Area D-5.

The allowed uses within three parcels is proposed to change with the amendment, including:

- **Area B-4** (PIN 38313020070) is changed from Commercial to Multi-Family Residential.
- **Area B-5** (PIN 38416010030) is changed from Commercial to Multi-Family Residential.
• Area D-5 (PIN 38300000321) is revised from Single Family only to allow both Single and Multi-Family uses.

With the proposed amendment, the current multi-family height maximum (40’) and units per building maximum (24 units) remains unchanged. Current single-family height maximum (35’) and setbacks also remain unchanged.

In summary, the applicant proposes to combine four parcels B-4 (PIN 38313020070), B-5 (PIN 38416010030), and D-5 (PIN 38300000321) with D-4 (PIN 38300000337) to build single or multi-family on four undeveloped parcels. Two of these parcels, located along Wild Wing Boulevard, are proposed to change from commercial to residential (single and/or multi-family). One parcel, located between Fairways and Aviary Village, is proposing to change from single-family only to single and/or multi-family. The last parcel already allows single and multi-family. No density will be increased. The proposed amendments would allow 625 units on the combined approximate 42-acre parcel.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The Comprehensive Plan identifies a portion of TMS 151-00-04-204 | PIN 383-00-00-0321 as Recreational, and the remainder Medium-Density Residential in the Future Land Use Map. The remaining parcels are identified as Medium-Density Residential in the Future Land Use Map.

**RECOMMендATION:**

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

Incomplete applications will not be accepted.

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204 Laurel Street, 29526  Conway, South Carolina  www.cityofconway.com

Notice

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PHYSICAL ADDRESS OF PROPERTY: Wild Wing Blvd/Fairway Blvd.

AREA OF SUBJECT PROPERTY (ACREAGE): 7.06 acres (GIS Basis) PIN #: 383-13-02-0072

CURRENT ZONING CLASSIFICATION: Planned Development District (PD)

COMPREHENSIVE PLAN 2019 FUTURE LAND USE: Medium Density Residential

REQUESTED ZONING CLASSIFICATION: Planned Development District (PD) (Amended)

NAME OF PROPERTY OWNER(S):

Founders Wild Wing, LLC

PHONE # 843-347-9464

MAILING ADDRESS OF PROPERTY OWNER(S):

Post Office Box 7517
Myrtle Beach, SC 29572

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)  DATE

PROPERTY OWNER’S SIGNATURE(S)  DATE
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PHYSICAL ADDRESS OF PROPERTY: Wild Wing Blvd/Fairway Blvd.

AREA OF SUBJECT PROPERTY (ACREAGE): 1.49 acres (GIS Basis) PIN #: 383-13-02-0073

CURRENT ZONING CLASSIFICATION: Planned Development District (PD)

COMPREHENSIVE PLAN 2019 FUTURE LAND USE: Medium Density Residential

REQUESTED ZONING CLASSIFICATION: Planned Development District (PD) (Amended)

NAME OF PROPERTY OWNER(S):

Founders Wild Wing, LLC

PHONE # 843-347-9464

MAILING ADDRESS OF PROPERTY OWNER(S):

Post Office Box 7517
Myrtle Beach, SC 29572

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) DATE 12-21-17

PROPERTY OWNER’S SIGNATURE(S) DATE
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PHYSICAL ADDRESS OF PROPERTY: Wild Wing Blvd/Fairway Blvd. 

AREA OF SUBJECT PROPERTY (ACREAGE): 6.45 acres (GIS Basis) PIN #: 384-16-01-0030

CURRENT ZONING CLASSIFICATION: Planned Development District (PD)

COMPREHENSIVE PLAN 2019 FUTURE LAND USE: Medium Density Residential

REQUESTED ZONING CLASSIFICATION: Planned Development District (PD) (Amended)

NAME OF PROPERTY OWNER(S):

Founders Wild Wing, LLC

PHONE # 843-347-9464

MAILING ADDRESS OF PROPERTY OWNER(S):

Post Office Box 7517
Myrtle Beach, SC 29572

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) DATE 12-21-17

PROPERTY OWNER’S SIGNATURE(S) DATE

[Signature]
Zoning Map Amendment Application
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PHYSICAL ADDRESS OF PROPERTY: Wild Wing Blvd/Fairway Blvd

AREA OF SUBJECT PROPERTY (ACREAGE): 0.39 acres (GIS Basis) PIN #: 384-16-01-0032

CURRENT ZONING CLASSIFICATION: Planned Development District (PD)

COMPREHENSIVE PLAN 2019 FUTURE LAND USE: Medium Density Residential

REQUESTED ZONING CLASSIFICATION: Planned Development District (PD) (Amended)

NAME OF PROPERTY OWNER(S):

Founders Wild Wing, LLC

PHONE #: 843-347-9464

MAILING ADDRESS OF PROPERTY OWNER(S):

Post Office Box 7517
Myrtle Beach, SC 29572

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)  DATE

PROPERTY OWNER’S SIGNATURE(S)  DATE
Zoning Map Amendment Application

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PHYSICAL ADDRESS OF PROPERTY: Wild Wing Blvd/Fairway Blvd.

AREA OF SUBJECT PROPERTY (ACREAGE): 15.64 acres (GIS Basis) PIN #: 383-00-00-0321

CURRENT ZONING CLASSIFICATION: Planned Development District (PD)

COMPREHENSIVE PLAN 2019 FUTURE LAND USE: Medium Density Residential

REQUESTED ZONING CLASSIFICATION: Planned Development District (PD) (Amended)

NAME OF PROPERTY OWNER(S):

Founders Wild Wing, LLC

PHONE # 843-347-9464

MAILING ADDRESS OF PROPERTY OWNER(S):

Post Office Box 7517
Myrtle Beach, SC 29572

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) DATE

PROPERTY OWNER’S SIGNATURE(S) DATE
LETTER OF AGENCY

PIN: 383-00-00-0321, 383-13-02-0072, 383-13-02-0073, 384-16-01-0030, 384-16-01-0032

Zoning Action: Wild Wing Planned District Development (PD) Amendment

Property Addresses: Near Intersection of Wild Wing Blvd. and Fairway Blvd.

Property Owner: Founders Wild Wing, LLC

In connection with the referenced zoning action, I hereby give my permission for the person or business listed below to act as my Agent.

Authorized Agent: Jimmy Paul Jordan, Jr.

Agent/Business Address: Post Office Box 834, Conway, SC 29528

Agent/Business Telephone Number: 843-234-5555

PROPERTY OWNERS

(Print) (Signature) [Date: 12-21-17] Witness: [Signature]

(Print) (Signature) [Date: ] Witness: [Signature]

(Print) (Signature) [Date: ] Witness: [Signature]

(Print) (Signature) [Date: ] Witness: [Signature]
Zoning Map Amendment Application
Incomplete applications will not be accepted.

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PHYSICAL ADDRESS OF PROPERTY: Wild Wing Blvd/Fairway Blvd.

AREA OF SUBJECT PROPERTY (ACREAGE): 2.35 acres (GIS Basis) PIN #: 383-00-02-0070

CURRENT ZONING CLASSIFICATION: Planned Development District (PD)

COMPREHENSIVE PLAN 2019 FUTURE LAND USE: Medium Density Residential

REQUESTED ZONING CLASSIFICATION: Planned Development District (PD) (Amended)

NAME OF PROPERTY OWNER(S):

G&G Aviary, LLC

PHONE # 703-230-1900

MAILING ADDRESS OF PROPERTY OWNER(S):

1420 King Street #411
Alexandria, VA 22314

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

DocuSigned by: 12/21/2017

PROPERTY OWNER’S SIGNATURE(S) DATE

PROPERTY OWNER’S SIGNATURE(S) DATE
LETTER OF AGENCY

PIN: 383-00-02-0070

Zoning Action: Wild Wing Planned District Development (PD) Amendment

Property Addresses: Near Intersection of Wild Wing Blvd. and Fairway Blvd

Property Owner: G&G Aviary, LLC

In connection with the referenced zoning action, I hereby give my permission for the person or business listed below to act as my Agent.

Authorized Agent: Jimmy Paul Jordan, Jr.

Agent/Business Address: Post Office Box 834, Conway, SC 29528

Agent/Business Telephone Number: 843-234-5555

PROPERTY OWNERS

Michael Dyer
(Print)

-----
(Signature)

DATE: 12/21/2017

Witness:

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(Signature)

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(Signature)

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(Signature)

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(Signature)
Zoning Map Amendment Application

Incomplete applications will not be accepted.

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PHYSICAL ADDRESS OF PROPERTY: Wild Wing Blvd/Fairway Blvd.

AREA OF SUBJECT PROPERTY (ACREAGE): 17.95 acres (GIS Basis) PIN #: 383-00-00-0337

CURRENT ZONING CLASSIFICATION: Planned Development District (PD)

COMPREHENSIVE PLAN 2019 FUTURE LAND USE: Medium Density Residential

REQUESTED ZONING CLASSIFICATION: Planned Development District (PD) (Amended)

NAME OF PROPERTY OWNER(S):

Jimmy Paul Jordan, Jr.

PHONE # 843-234-5555

MAILING ADDRESS OF PROPERTY OWNER(S):

Post Office Box 834
Conway, SC 29528

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) 12-21-2017

PROPERTY OWNER’S SIGNATURE(S) DATE