CITY OF CONWAY
CITY COUNCIL PLANNING AND DEVELOPMENT
COMMITTEE MEETING
229 MAIN STREET - CONFERENCE ROOM
MONDAY, NOVEMBER 18, 2019 – 4:00 P.M.

PRESENT: Mayor Barbara Blain-Bellamy, William M. Goldfinch, Mayor Pro Tem, and Council Members Tom Anderson, and Larry White

STAFF: Adam Emrick, City Administrator; Mary Catherine Hyman, Deputy Administrator/Planning and Development Director; Jessica Hucks, City Planner; Taylor Newell, Public Information Officer; Barbara Tessier, City Clerk

OTHERS: Jimmy P. Jordan, Tyler Fleming, Kathy Ropp

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

APPROVAL OF AGENDA: Motion: Anderson made a motion, seconded by Timbes, to approve the November 18, 2019 agenda. Vote: Unanimous. Motion carried.

APPROVAL OF MINUTES: Motion: Timbes made a motion, seconded by Anderson, to approve the minutes from the October 21, 2019 meeting as written. Vote: Unanimous. Motion carried.

ITEMS FOR DISCUSSION

A. Request to amend a portion (49.5 acres) of the Wild Wing Planned Development (PD) identified as PIN 38313020072, PIN 38416010030, PIN 38300000321, PIN 38313020070, and PIN 38300000337 to include the Institutional Zoning classification, including its uses and height restrictions. Hyman informed the committee that there were three requests. Approximately a year and a half ago, these parcels were zoned multifamily, but the applicant now wished to use the parcels for independent living and would require a zoning of Institutional for this purpose. The applicant also requests that the density be allowed to be shifted among the four parcels through a minor amendment handled at staff level. In addition, the applicant is requesting that these parcels be exempt from the City’s tree ordinance. The original PD was passed in 2000, and the tree ordinance adopted in 2007, however the original PD states “all plans for development within this PD shall be in accordance with the current City of Conway Land Development requirements in effect at the time of permit approval. Staff
recommends a thorough review of the request and an informed recommendation to City Council after said review. Hyman informed the committee that the Planning Commission had deferred making a recommendation regarding the tree ordinance.

Blain-Bellamy noted that assisted living sounded more institutional whereas independent housing sounded more multifamily. Emrick replied that there was somewhat of a commercial aspect to it beyond just an apartment that is rented. They have more activities offered and more amenities than a traditional retirement home.

Discussion ensued concerning the height a building could be in Institutional zoning and that 80' would be much taller than any existing structures in Wild Wing. Hyman did note that Council could change the height limit.

Jordan advised Council that the plan was for the building to be four stories with a pitched roof to appear more residential. There would be 1 and 2 bedroom units and amenities. It would be like a retirement health care village. Jordan mentioned the 25' buffer that already surrounded the property and how much property would be taken up with additional buffers. Jordan suggested that 60' in height might be sufficient.

It was noted that this type of community would not increase the traffic in the area by much and that it was conveniently located for medical service needs.

There was some discussion about perhaps working with the Fairways to install a crash gate at Yeager Road.

**Motion:** Anderson made a motion, seconded by Timbes, to recommend to City Council the amendment to change to current zoning to Institutional and to approve the shift in the density of the parcels. **Vote:** Unanimous. Motion carried.

**B. Discussion on the draft of the Future Land Use Element of the City of Conway Comprehensive Plan.** Hyman informed the committee that by SC law, the Comprehensive Plan, including all its elements, must be updated at least every ten years. The Land Use Element considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped.

A committee was appointed to draft the Land Use Element, which included members of the Planning Commission and citizens of Conway. Meetings were held in April, May, and July to obtain input and recommendations from the committee to update the Future Land Use Map. An online survey was also advertised, and elicited a great response.

On August 19, 2019, the committee discussed a draft of the Future Land Use Map. Staff recommends the committee review the draft of the Future Land Use Element. No motion was required.
ADJOURNMENT: **Motion:** Anderson made a motion, seconded by Timbes, to adjourn the meeting.  
**Vote:** Unanimous. Motion carried.

APPROVAL OF MINUTES: Minutes approved by City Council this 21st day of January, 2020.

[Signature]

Barbara A. Tessier, City Clerk