CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 1, 2018
COUNCIL CHAMBERS – 229 MAIN STREET – 5:30 P.M.

Present: Mark Stanley, Kendall Brown, John Thomas, Brantley Green Chris Sansbury, Alex Hyman, Gloria Robinson-Cooper

Absent: Brian O’Neil, Chris Guidera

Staff: Mary Catherine Hyman, Planning Director; Barbara Tessier, Secretary

Others: Connie Altman, Marie Armello, Theresa Falke, Barb Esienhardt, Frank Della Rocco, Jim Doring, Henry Morales, Sammy Gay, John Poston, Jimmy Jordan, Diamond Armello, Stanley Brown, T. McLaughlin

I. CALL TO ORDER

Chairman Green called the meeting to order at 5:30 p.m.

II. APPROVAL OF MINUTES (January 11, 2018)

A. Hyman made a motion, seconded by Sansbury, to approve the January 11, 2018 minutes as written. The vote in favor was unanimous. The motion carried.

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).

M. Hyman said 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). M. Hyman said the parcel will be combined with the adjacent parcel that was recently annexed and rezoned to construct a commercial bowling facility.
M. Hyman said a representative of the applicant, Sammy Gay, was present if the board had any questions. Green asked Gay if he would like to add anything. He said it was straightforward and that M. Hyman had explained it well.

A. Hyman made a motion, seconded by Stanley, to approve the request as presented. The vote in favor was unanimous. The motion carried.

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).

M. Hyman said 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 16, 2018.

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

Sansbury made a motion, seconded by A. Hyman, to approve the request as presented. The vote in favor was unanimous. The motion carried.

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).

M. Hyman said 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.

Stanley asked if this would have Hwy.501 access. M. Hyman said it would, and they would need to get a curb cut. Stanley said that area had a lot of traffic.

Sansbury made a motion, seconded by A. Hyman, to approve the request as presented. The vote in favor was unanimous. The motion carried.
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).

M. Hyman said that the city realized the parcel was contiguous, therefore needed to annex into the city limits. She said on December 28, 2018 an application was signed by the City Administrator requesting the annexation and rezoning of this city-owned property.

A. Hyman made a motion, seconded by Thomas, to approve the request as presented. The vote in favor was unanimous. The motion carried.

E. Annexation of approximately 26.79 acres on two parcels located on Depot Road (TMS #137-00-01-013 | PIN 367000000003 & PIN 36703040001) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Conservation Preservation (CP)

M. Hyman said on December 28, 2017, an application was signed by the City Administrator requesting the annexation and rezoning of this city-owned parcel. M. Hyman said this again the city doing some housekeeping and wanted to annex this parcel.

A. Hyman made a motion, seconded by Thomas, to approve the request as presented. The vote in favor was unanimous. The motion carried.

IV. REZONINGS

A. Request to rezone 155.43 acres of property located at 1050 Depot Road (TMS #137-00-01-015 | PIN 336700000001) from Forest Agriculture (FA) to Conservation Preservation (CP).

M. Hyman said this was a city-owned property that was where the Waccamaw River Park was located. Green asked if this rezoning would affect adjacent parcels. M. Hyman said it would not.

A. Hyman made a motion, seconded by Sansbury, to approve the request as presented. The vote in favor was unanimous. The motion carried.
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.

M. Hyman said 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 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.

M. Hyman said 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.

M. Hyman said the proposed development backed up to existing concrete and trucking businesses. She said there would need to be a buffer between the residential lots and the existing industrial lots installed by the developer.

M. Hyman said 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.

Green said it appeared that the proposed secondary road went between the Aviary and the wetlands to connect the parcels to Wild Wing Blvd.

There was discussion about the stormwater in that the lake system already exceeded what was needed for stormwater needs.

Barb Eisenhardt, a Wild Wing resident, asked to address the board. She said they were not fighting the parcels going from commercial to residential. She said their
concern was the ingress/egress all being routed onto Wild Wing Blvd. She also said the proposed secondary ingress/egress was at the fountains. She suggested the road go from behind the Fairways out to Yeager Road to Winyah Road and out to Hwy. 501.

Eisenhardt said they had safety concerns ever since ALDI and Aspen Heights had been permitted. She said they did not need additional traffic on Wild Wing Blvd.

Green asked Poston about the secondary road. Poston said he could not speak about using the Fairways as the secondary ingress/egress. He said he would work with the City's Fire Department. He said he was not saying the proposed secondary ingress/egress was right or wrong, but that they needed to comply with the UDO.

A. Hyman said the rezoning of the parcels did not include this board to decide on the secondary ingress/egress.

Marie Armello asked to speak to the board. She said they did not need to change the residential to add any multifamily. She said they did not need any more units.

Tom McLaughlin said he lived on the canal and wanted to know what was going to happen there. Poston said Wild Wing Lakes has a 25’ buffer between the Canal/Lake and their rear property line (per the PUD Requirements). The property beyond Wild Wing Lakes must install and maintain a 25’ buffer between their development and this property line (per the PUD Requirements).

Poston said these two buffers together (back-to-back) will result in a 50-foot buffer between Wild Wing Lakes and an adjacent development. Poston said that this is a requirement of the PUD, and will not be changed with the proposed amendment.

A. Hyman made a motion to accept the proposed amendment to the Wild Wing PD. Someone from the public asked why they couldn’t do two motions – one on the commercial and one on the residential. Green said if another board member wished to make another motion, they could.

Hyman made another motion, seconded by Sansbury, to approve Section B-4 to be changed from commercial to residential, Section B-5 to be changed from commercial to residential and for D-5 to be upgraded to allow multi-family. Hyman, Sansbury, Thomas, Brown, Green, and Robinson-Cooper voted in favor. Stanley voted nay. The motion carried.

VI. PUBLIC INPUT

There was none.
VII. ADJOURN

There being no further business to come before the board, the meeting adjourned at 6:15 p.m.

Approved and signed this ___ day of MARCH, 2018.

Brentley Green, Chairman