CITY OF CONWAY
PLANNING COMMISSION MEETING
TUESDAY, DECEMBER 3, 2019
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Brantley Green, Alex Hyman, Brian O’Neil, Mark Stanley, Kendall Brown, John Thomas

Absent: Chris Sansbury, Chris Guidera, Gloria Robinson-Cooper

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

Others: April O’Leary

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

A Hyman made a motion, seconded by O’Neil to approve the November 7, 2019 minutes as written. The vote in favor was unanimous. The motion carried.

III. COMPREHENSIVE PLAN

A. Public Hearing and Consideration of Adoption of the Land Use Element

M Hyman said that under South Carolina law, a planning commission must establish and maintain a planning process which will result in the systematic preparation and continual evaluation and updating of the elements of the comprehensive plan. The Plan, including all elements of it, must be updated at least every ten years. The Plan must contain an inventory of existing conditions including a description of how they relate to the particular planning element under consideration. The Plan must also include a statement of needs and goals. Finally, the plan must contain implementation strategies.

Each of the 9 elements relates to each other and many have multiple overlapping themes and strategies. The Land Use Element deals with the development characteristics of the land. It considers existing and future land use by categories: residential, commercial, industrial, agriculture, forestry, mining, public and quasi-public, recreation, parks, open space and vacant or undeveloped land. The future land use map is a community’s guide to future planning. The future land use map is not an “official” map nor is it a zoning map.
The Land Use Committee held meetings in 2019 on April 4, May 9, July 25 and November 14. The Land Use Map was reviewed at two community workshops: August 7, 2019 at Whittemore Park Middle School and August 15, 2019 at the Conway Recreation Center. This element was advertised on social media, the city’s website, the city access channel, a survey was conducted and information was sent out in the city’s utility bills.

A draft of the Land Use Element was reviewed at the November 7, 2019 Planning Commission meeting. City Council will hold another public hearing and 1st Reading on December 16, 2019.

Green asked for any public input.

A Hyman made a motion to close public input. Stanley seconded the motion and the motion carried unanimously.

A Hyman made a motion to accept the Resolution for the Land Use Element and send to City Council. O’Neil seconded the motion and the motion carried unanimously.

B. Review of the Natural Resources Element - Draft

M Hyman presented the board with a draft of the Land Use Element for review and asked them to send comments to staff by December 17. She stated that it would come back before the Planning Commission in January.

April O’Leary stated that she just sent some comments to M Hyman for inclusion in the Natural Resources Element.

A Hyman made a motion to close public input. Thomas seconded the motion and the motion carried unanimously.

IV. PUBLIC INPUT

None.

V. 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 5:37 p.m.

Approved and signed this 2 day of 2019.

Brattley Green, Chairman