CITY OF CONWAY
PLANNING COMMISSION MEETING
TUESDAY, JULY 9, 2019
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Kendall Brown, Alex Hyman, John Thomas, Gloria Robinson-Cooper, Brian O’Neil

Absent: Chris Sansbury, Brantley Green, Mark Stanley, Chris Guidera,

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

Others: Felix Pitts, Greg McFarland, Benjie Andrew, Steve Powell, Charley Ray, Joey Ray

I. CALL TO ORDER

Acting Chairman, A Hyman called the meeting to order at 5:30 p.m.

II. APPROVAL OF MINUTES

O’Neil made a motion, seconded by Brown to approve the June 6, 2019 minutes. The vote in favor was unanimous. The motion carried.

III. ANNEXATIONS

A. Request to annex approximately 0.40 acres of property located at 609 Johnson Street (TMS 136-12-12-003 | PIN 369-12-03-0020) and request to rezone from Horry County Residential (SF20) to City of Conway Low/Medium Density Residential District (R-1).

M Hyman stated that the annexation request was submitted by Amanda Williams Grant on June 7, 2019. The request is being made to allow an existing house that has recently changed ownership to tie into City water services. The rezoning request would go from Horry County Residential (SF20) to City of Conway Low/Medium Density Residential District (R-1).

There was no public input.

O’Neil made a motion that was seconded by Thomas, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.
B. Request to annex approximately 121.2 acres of property located on Skipper Road between Cultra and Oak Streets (TMS 123-00-02-083 | PIN 325-00-00-0012) and request to rezone from Horry County Residential (SF20) to City of Conway Medium Density Residential (R2).

M Hyman stated that on June 21, 2019, staff received an annexation request from Piver Corp for approximately 121.2 acres of property located on Skipper Road between Cultra and Oak Streets (TMS 123-00-02-083 | PIN 325-00-00-0012) and request to rezone from Horry County Residential (SF20) to City of Conway Medium Density Residential (R2).

M Hyman said that the widening of Cultra Road is included in the GSATS 2040 MTP and she has informed the applicant and asked them to set aside open space or landscape buffers along Cultra Road equal to the width of the future ROW.

M Hyman announced that Felix Pitts was present to answer any questions and that the conceptual plan was presented on the power point or as a handout if the board wanted a copy.

There was no public input.

Thomas made a motion that was seconded by O’Neil, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.

C. Request to annex, approximately 2.2 acres of property located on Highway 378 (PIN 337-15-04-0003) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Heavy Industrial (HI).

M Hyman stated that the annexation request was submitted by Jay Holbert of Low Country Land & Timber LLC, authorized agent, on June 27, 2019. This parcel will be combined with the adjacent parcel (PIN 337-00-00-0017) to develop an industrial park. She said that the adjacent parcel was just approved by Planning Commission and City Council and that this was just a clean-up as it should have been submitted with the other request.

There was no public input.

O’Neil made a motion that was seconded by Robinson-Cooper, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.

IV. REZONINGS

A. Request to rezone 3 parcels, approximately 10.25 acres of property located at 2501 East Highway 501 (TMS 151-00-03-060, 061, 021 | PIN 383-13-01-0069, 0070, 0071 from City of Conway Highway Commercial (HC) to Light Industrial (LI).
M Hyman stated that on June 20, 2019, staff received a rezoning petition request for the rezoning of approximately 10.25 acres of property for 3 parcels located on 2501 East Highway 501 (TMS 151-00-03-060, 061, 021 | PIN 383-13-01-0069, 0070, 0071 from City of Conway Highway Commercial (HC) to Light Industrial (LI) for construction of a mini warehouse storage facility. She said that HC allowed a mini warehouse storage facility but had some hefty design standards and could not be used as a stand-alone business.

Greg McFarland, agent was present to answer any questions.

There was no public input.

O’Neil made a motion that was seconded by Thomas, to recommend the rezoning to City Council. The vote in favor was unanimous. The motion carried.

B. Request to rezone, 27.9 acres of property located off Highway 378 behind Shady Moss Court (TMS 136-00-03-028 | PIN 337-00-00-0021 from City of Conway Residential (Low/Medium Density R1 and Medium Density R2) to High Density Residential (R3).

M Hyman stated that on June 20, 2019, staff received a rezoning petition request for the rezoning of approximately 27.9 acres of property located off Highway 378 behind Shady Moss Court (TMS 136-00-03-028 | PIN 337-00-00-0021 from City of Conway Residential (Low/Medium Density R1 and Medium Density R2) to High Density Residential (R3).

Steve Powell was present to answer questions.

Steve Powell stated that there would be 240-280 lots and phased in. He said they would have access off of Highway 378 and would offer affordable housing with walk up apartments, multi family, or townhomes.

M Hyman stated that fire department would require a 2nd access.

There was no public input.

Brown made a motion that was seconded by O’Neil, to recommend the rezoning to City Council. The vote in favor was unanimous. The motion carried.

C. Request to rezone, 3.83 acres of property located on Cultra Road across from Everett Street (TMS 122-00-04-014 | PIN 337-03-02-0034 from City of Conway Forest Agriculture to Low/Medium Density Residential (R1).

M Hyman stated that on June 20, 2019, staff received a rezoning petition request for the rezoning of approximately 3.83 acres of property located on Cultra Road across from
Everett Street (TMS 122-00-04-014 | PIN 337-03-02-0034 from City of Conway Forest Agriculture to Low/Medium Density Residential (R1) for the development of 10 lots.

Steve Powell stated that he talked to SCDOT and there would be 5 shared driveways and a 35’ buffer on the rear.

There was no public input.

The board and staff had some concerns with the traffic and would check with DOT about a traffic study.

Thomas made a motion that was seconded by Robinson-Cooper, to recommend the rezoning to City Council. The vote in favor was unanimous. The motion carried.

D. Request to rezone, 0.818 acres of property located at 2900 Fourth Avenue (TMS 136-12-03-013 | PIN 368-08-03-0008 from City of Conway Low/Medium Density Residential (R1) to Highway Commercial (HC).

M Hyman stated that on June 20, 2019, staff received a rezoning petition request for the rezoning of approximately 0.818 acres of property located at 2900 Fourth Avenue (TMS 136-12-03-013 | PIN 368-08-03-0008 from City of Conway Low/Medium Density Residential (R1) to Highway Commercial (HC). A convenience store is currently located on the parcel.

Steve Powell was present to answer questions.

There was no public input.

O’Neil made a motion that was seconded by Robinson-Cooper, to recommend the rezoning to City Council. The vote in favor was unanimous. The motion carried.

V. LETTERS OF CREDIT

A. Renewal Request – Rosehaven, Phase II

M Hyman stated that the letter of credit for Rosehaven Phase II to cover sidewalks, street trees, and as built is set to expire on August 6, 2019. The amount if the letter of credit is $208,158.25 and is from Horry County State Bank, number 207987. Because only 82% of the lots have been developed, and new homes have been permitted and constructed in this development in the last six months, staff recommends extending the letter of credit for an additional year in the same amount.

O’Neil made a motion to grant the extension of the letter of credit for Rosehaven Phase II for an additional year. Thomas seconded the motion. The motion carried unanimously.
VI. SUBDIVISION REVIEW

A. Elmhurst, Phase 4 – Jimmy Gerald on behalf of Gerald Land Holdings LLC and Crapps Family LP III, requests preliminary approval of Phase 4 (17 lots), currently zoned R1 and R2 located off Shandwick Drive (PIN 338-01-03-0042 & 338-00-00-0004).

M Hyman stated that his subdivision was approved several years ago and they did not complete this phase. They have come back and need PC approval and also have to meet the current requirements, which staff will review.

There was no public input.

O’Neil made a motion to recommend preliminary approval of Elmhurst Phase 4. Thomas seconded the motion. The motion carried unanimously.

VII. PUBLIC INPUT

None.

VIII. ADJOURN

A motion was made and seconded to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 5:55 p.m.

Approved and signed this 10th day of Sept, 2019.

Brantley Green, Chairman