CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, JUNE 6, 2019
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Brantley Green, Kendall Brown, Alex Hyman, Chris Guidera, Mark Stanley
Absent: Chris Sansbury, John Thomas, Gloria Robinson-Cooper, Brian O’Neil
Staff: Mary Catherine Hyman, Planning Director; Alicia Shelley, Secretary
Others: Margaret Ramsey, Joe Burch

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Guidera made a motion, seconded by Stanley to approve the May 2, 2019 minutes. The vote in favor was unanimous. The motion carried.

III. ANNEXATIONS/REZONINGS

A. Request to annex, approximately 4.22 acres of property located adjacent to 2205 Church Street (TMS 122-00-05-024 | PIN 338-09-02-0013) and request to rezone from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).

M Hyman stated that the annexation request was submitted by Joe Burch of Horry County Schools, authorized agent, on May 21, 2019. This parcel is adjacent to the current Horry County Schools Records Department. The applicant intends to combine these 2 parcels and demolish some of the existing buildings to develop offices, a bus driver CDL training lot, and a propane fueling station for new propane buses.

Joe Burch further explained the request.

There was no public input.

Guidera made a motion that was seconded by A. Hyman, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.
B. Request to annex, approximately 37.79 acres of property located adjacent to 335 Four Mile Road (TMS 109-00-02-181, 109-00-02-183 | PIN 326-00-00-0043, 326-10-01-0004) and request to rezone from Horry County Forest Agriculture (FA) to City of Conway Institutional (IN).

M Hyman stated that the annexation request was submitted by Joe Burch of Horry County Schools, authorized agent, on May 21, 2019. These 2 parcels of land are adjacent to the Horry County District Office on Four Mile Road. The applicant intends to develop a new Horry County Education Center. The existing facility is located on Highway 905 in the former Kingston Elementary building.

Joe Burch further explained the request.

There was no public input.

A Hyman made a motion that was seconded by Guidera, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.

C. Request to annex, approximately 1.75 acres of property located at the corner of Buccaneers Cove and Highway 544 (PIN 382-13-01-0018) and request to rezone from Horry County Neighborhood Commercial (NC) to City of Conway Neighborhood Commercial (NC).

M Hyman stated that the annexation request was submitted by Inlet Cove Family on May 23, 2019 with plans to develop a restaurant (not drive-thru).

M Hyman said that Ms. Ramsey was present to answer any questions.

There was no public input.

Brown made a motion that was seconded by Stanley, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.

D. Request to annex, approximately 5.27 acres of property located at the corner of Buccaneers Cove and Highway 544 (TMS 150-00-06-049 | PIN 382-12-04-0006) and request to rezone from Horry County Neighborhood Commercial (NC) to City of Conway Neighborhood Commercial (NC).

M Hyman stated that the annexation request was submitted by Inlet Cove Family on May 23, 2019 with plans to develop a hotel.

There was no public input.

Stanley made a motion that was seconded by Guidera, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.
IV. TEXT AMENDMENTS

A. Discussion on possible amendments to the Unified Development Ordinance (UDO), regarding residential design standards in the Forest Agriculture Zoning District (FA).

M Hyman said that the property owner of PIN 337-03-02-0034 recently contacted Planning staff with questions regarding setbacks for a proposed home. The property is zoned Forest Agriculture (FA). It was discovered that although the City of Conway UDO allows single-family homes, no dimensional requirements are included in the Residential Zoning Districts Table 6.1. Design standards for FA are only listed in Table 6.2: Non-Residential Zoning Districts with the following requirements:

<table>
<thead>
<tr>
<th>Dimensional Requirement</th>
<th>FA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ACREAGE, DENSITY, AND LOT WIDTH REQUIREMENTS</strong></td>
<td></td>
</tr>
<tr>
<td>Minimum lot area (square feet or acres)</td>
<td>5 acres</td>
</tr>
<tr>
<td>Minimum lot width (feet)</td>
<td>150</td>
</tr>
<tr>
<td>Minimum lot depth (feet)</td>
<td>200</td>
</tr>
<tr>
<td><strong>BUILDING AND SITE REQUIREMENTS</strong></td>
<td></td>
</tr>
<tr>
<td>Minimum landscaped open space</td>
<td>20%</td>
</tr>
<tr>
<td><strong>BUILDING HEIGHT REQUIREMENTS</strong></td>
<td></td>
</tr>
<tr>
<td>Height, maximum (feet)</td>
<td>35</td>
</tr>
<tr>
<td><strong>BUILDING SETBACKS FOR PRINCIPAL BUILDINGS</strong></td>
<td></td>
</tr>
<tr>
<td>Front, minimum (feet)</td>
<td>100</td>
</tr>
<tr>
<td>Rear yard, minimum (feet)</td>
<td>50</td>
</tr>
<tr>
<td>Side yard, minimum (feet)</td>
<td>25</td>
</tr>
<tr>
<td>Side yard, local street minimum (feet)</td>
<td>100</td>
</tr>
<tr>
<td>Side yard, arterial/collector minimum (feet)</td>
<td>100</td>
</tr>
</tbody>
</table>

A Hyman made a motion that was seconded by Stanley to recommend the text amendment to the UDO to City Council. The vote in favor was unanimous. The motion carried.

V. SUBDIVISION REVIEW

A. Rosehaven, Phases 3 & 4 – Marshall Godwin on behalf of Palmetto Properties of Conway, LLC, requests preliminary approval of Phases 3 (71 lots) and 4 (59 lots) consisting of 130 lots total, currently zoned R1 and located between Highway 378 and Creel Street (PIN 369-
M Hyman stated that his subdivision was approved 12 years ago and they did not complete it. They are now moving into Phases 3 and 4 which consist of 71 lots in Phase 3 and 59 lots in Phase 4. TRC is looking over it now to make sure all requirements are met and the street names have already been approved.

Guidera made a motion to recommend preliminary review of Rosehaven, Phases 3 and 4. Stanley seconded the motion. The vote in favor was unanimous and the motion carried.

VI. PUBLIC INPUT

None.

VII. 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 5:52 p.m.

Approved and signed this __ day of July, 2019.

[Signature]

[Name]